



C. Utilities

- **Potable Water**
 - According to correspondence with local utility officials an unknown diameter water line is located approximately 500 feet north of the site.
 - In order to provide potable water to the site, an approximately 500' water line will need to be constructed along FL-12 to tie-in to the existing water line.
 - Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.

- **Wastewater**
 - According to correspondence with local utility officials a four inch sewer force main is located adjacent to the site.
 - One option to provide sewer service to the site is to install a pump station and force main that ties-in to the existing four inch force main. The length of the new force main would be dependent of the location of the site pad and pump station.
 - Another option to treat wastewater would be the construction of project specific wastewater treatment facility that discharges to Telogia Creek approximately 1,200 feet southeast of the site. Telogia Creek is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
 - In order to determine feasibility, both of these options require further due diligence, such as confirming line and pumping capacities, treatment capacities, discharge limits, etc.
 - According to the Florida Department of Environmental Protection, the Telogia Creek Drainage Basin is a "Water Resource Caution Area" and will require reuse facilities of wastewater unless such reuse is not economically, environmentally or technically feasible.

- **Electric**
 - According to correspondence with local utility officials, a 3-phase electric line runs adjacent to the site along FL-12.
 - An industrial prospect would likely be able to utilize this line for electric service.

- **Natural Gas**
 - According to correspondence with local utility officials, no natural gas exists at or near the site.
 - A natural gas transmission pipeline existing approximately seven miles south of the site, but would likely not be feasible to extend to the site.



- Telecom
 - According to correspondence with local utility officials, two separate telecom lines operated by TDS Telecom run along the west side of the property, adjacent to Florida Highway 12. A copper line runs along the east side of FL-12, and a fiber optic line runs along Race Track Road, thence continues north along west side of FL-12.
 - The fiber optic line located on the west side of FL-12 will be able to provide the highest level of telecom service for the site. It is unlikely that telecom infrastructure upgrades are needed for this site.

D. Flood Zone and Topography

- According to FEMA Firm Panel 12039C0225C, effective on 02/04/2009, approximately 7.30 acres of the site is in Flood Zone A, and 212.04 acres of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base flood elevations determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood. Due to the large area in Flood Zone X, no additional fill is anticipated to meet floodplain construction standards.
- According to Section 42-82 of the Gadsden County Code of Ordinances, the lowest floor of structures located within Flood Zone A shall be elevated no lower than three feet above the highest adjacent grade, unless the floodplain administrator obtains the base flood elevation by other means or sources. The highest adjacent grade is defined as the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.
- The elevations on site range from 280 feet in the northern portion of the site to 237 feet in the southern portion of the site with an average elevation of 270 feet ±. The average slope of the site is approximately 2.4%.
- Although the majority of the site is at minimal flood risk, adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The front northern 100-acres of the property is high and gently sloped and would serve as an ideal location for a potential industrial prospect.

E. Soils

- According to the National Resources Conservation Service soil map, 55% of the soils on the site are classified as well drained or moderately drained, and 45% of the soils on the site are classified as somewhat poorly drained, poorly drained, or very poorly drained.



II. Development Considerations

A. Transportation

- **Off-site Improvements:** Access to the site may include the construction of turning lanes on Florida Highway 12.
- **On-site Improvements:** Construction of a minimum two-lane access drive will be required to access the central portions of the site.

B. Utilities

- **Potable Water**
 - **Off-site Improvements:** Extend water line 500 feet to site.
 - **On-site Improvements:** Extend water line from road to site pad location.
- **Wastewater**
 - **Off-site Improvements:** None anticipated
 - **On-site Improvements:**
 - **Option 1 –** Install pump station and force main to tie-in to existing 4" force main.
 - **Option 2 –** Install wastewater treatment facility and discharge line to Telogia Creek approximately 1,200 feet southeast of the site.
- **Electric**
 - **Off-site Improvements:** None anticipated.
 - **On-site Improvements:** Tie-in to existing electric lines and run service to site pad location.
- **Natural Gas**
 - **Off-site Improvements:** Not applicable. Natural gas is not available.
 - **On-site Improvements:** Not applicable. Natural gas is not available.
- **Telecom**
 - **Off-site Improvements:** None anticipated based on information available at this time.
 - **On-site Improvements:** Extend telecom line from road to site pad location.

C. Topography and Grading

- **On-site Improvements:** On-site Improvements: Assuming a 25-acre site pad is graded to less than one percent slope, the site will require approximately 79,000 cubic yards of cut/fill. This calculation is a conceptual desktop estimate based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

Gadsden Site ID: 12039-008
Preliminary Rough Order of Magnitude (ROM) Cost Estimate
Job No. 215184

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	1,600	\$ 250.00 to \$ 400.00	\$ 400,000.00 to \$ 640,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
Subtotal:					\$500,000.00 to \$ 1,640,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	500	\$ 25.00 to \$ 100.00	\$ 12,500.00 to \$ 50,000.00
b	On-site Improvements ₄	L.F.	1,600	\$ 25.00 to \$ 100.00	\$ 40,000.00 to \$ 160,000.00
2	Sewer				
a	Off-site Improvements (PS & FM)	Lump	1	\$ 200,000.00 to \$1,000,000.00	\$ 200,000.00 to \$ 1,000,000.00
b	On-site Improvements (WWTF)	Lump	1	\$ 950,000.00 to \$2,000,000.00	\$ 950,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
b	On-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
Subtotal:					\$1,202,500.00 to \$ 3,210,000.00
Site Grading					
1	Earthwork ₆	CY	79,000	\$ 10.00 to \$ 25.00	\$ 790,000.00 to \$ 1,975,000.00
Subtotal:					\$790,000.00 to \$ 1,975,000.00
Rail					
1	Off-site Rail Improvements	L.F.	0	\$ 300.00 to \$ 400.00	\$ - to \$ -
Subtotal:					\$0.00 to \$ -
Total:					\$2,492,500.00 to \$ 6,825,000.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$2,995,000.00 to \$ 8,190,000.00

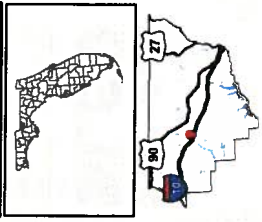
Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
- 6.) ROM cut and fill for 25-AC site pad
- 7.) Electrical and Telecom services upgrade costs are not shown may be covered by the respective utility company.

Map One - General Site Overview



Site Exhibit for
12039-008 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (219.81 Ac. +/-)
 - + Civic Feature
 - + Cemetery
 - + Church
 - + Existing Roadway
 - + Freeway or Other Major Road
 - + Local Connecting Road
 - + Stream
 - + Waterbody

ENTERPRISE FLORIDA
LEO
LLOTTA-NEVES CONSULTING, LLC
Project Number: 215164
Date: 3/18/2016
Drawn By: AMB
Checked By: JAY

CSRS
HARDWARE - IMAGE DELIVERY
10000 W. UNIVERSITY BLVD., SUITE 100
FORT WORTH, TEXAS 76132
PH: 817.335.4444

Scale 1:15,000
0 600 1,600 Feet

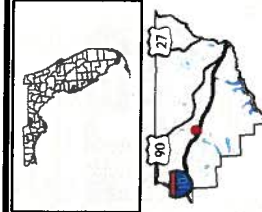


INITIAL SUBMITTAL
03/18/2016

General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
3. Transportation data from ESRI Online Basemaps.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.

Map Two - Utilities Exhibit

Site Exhibit for
12039-008 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (219.81 Ac. +/-)
 - Existing Telecommunications
 - TDS - Copper
 - TDS - FIBER
 - Existing Electric
 - Existing Three Phase Electric Line
 - Existing Water
 - Existing Talequin Water
 - Existing City of Gretna Water Line
 - Existing Wastewater
 - Existing City of Gretna Wastewater
 - Existing Roadway
 - Freeway or Other Major Road
 - Local Connecting Road
 - Stream
 - Waterbody

ENTERPRISE FLORIDA
LEO
LEOTTA-LEVERS CONSULTING, LLC

Date: 3/18/2016
Project Number: 215184
Drawn By: AME
Checked By: JAN



Scale 1:13,000
0 700 1,400 Feet



INITIAL SUBMITTAL
03/18/2016

General Notes:
 1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from ESRI Online basemaps.
 3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.

Map Three - Flood Zone, Soil Data, and Contours

Site Exhibit for
12039-008 Site
Gadsden County, FL

Enterprise Florida



Gadsden County

- LEGEND**
- Site Boundary (219.81 Ac. +/-)
 - X Flood Zone
 - X A (100-year with no Base Flood Elevation) (area outside of 100-year)
 - Ground Elevation Contours
 - Soil Type
 - 113 - leifeld fine sand, 0 to 5 percent slopes (somewhat poorly drained)
 - 19 - dolomitic clay complex, 2 to 5 percent slopes (well drained)
 - 28 - dolomitic heavy fine sand, 2 to 5 percent slopes (moderately well drained)
 - 29 - gray fine sandy loam, depressional (poorly drained)
 - 32 - leifeld-sandy-dolomite complex, 0 to 8 percent slopes (somewhat poorly drained)
 - 46 - orangeburg heavy sand, 2 to 5 percent slopes (well drained)
 - 47 - orangeburg-norfolk-tifton complex, 5 to 8 percent slopes (well drained)
 - 51 - pitman sand, 0 to 5 percent slopes (poorly drained)
 - 66 - pickney, sorowan, and bibb soils, frequently flooded (very poorly drained)
 - Existing Roadway
 - Freeway or Other Major Road
 - Local Connecting Road
 - Stream
 - Waterbody

ENTERPRISE
FLORIDA

LEO
LEOTTA-IVENS CONSULTING, LLC

DATE: 3/18/2016
Project Number: 215181
Drawn By: JMD
Checked By: JAV



Site Details
Appx. Site Size: 219.81 Ac. ±
Area in 1% Flood Zone: 7.30 Ac. ±

FEMA FIRM Panel No. 12039C0225C Dated 02/04/2009

Scale 1:9,000
0 480 960 Feet



INITIAL SUBMITTAL
03/18/2016

- General Notes:**
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from ESRI Online Basemaps.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance (FIRM) purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map.
 6. Soils data from USDA SSURGO web site: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.



17170 PERKINS ROAD
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HOUSTON, TX
PHONE (281) 397-9016
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LAKE CHARLES, LA
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FAX (337) 625-6580

SHREVEPORT, LA
PHONE (318) 797-8636
FAX (318) 798-0478

March 22, 2016

LEO, LLC
Attn: Mr. Victor Leotta
17170 Perkins Road
Baton Rouge, Louisiana 70810

**Re: Gadsden County Florida Site Selection, Desktop Natural Resources Assessment
Site 12039-008
CK Project Number 13463**

Dear Mr. Leotta

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 220-acre site located Gadsden County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LiDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas

identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gadsden County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gadsden County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12039-008 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction, drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and

quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These areas include coastal areas of Santa Rosa, Okaloosa and Walton counties and the upper Telogia Creek drainage basin in Gadsden County (Rule 40A-2.802 Florida Administrative Code). These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc.(Section 40A-2.801 FAC). The Telogia Polygon was selected from the original dataset (contains areas outside of Gadsden County), and exported to a new dataset: Telogia_WRCA by Karen Kebart June 9, 2015. This shapefile was used to determine if the site was located within the Telogia Creek WRCA.

Results

Wetlands

Potential forested wetlands were identified along the northern and eastern boundaries of the site. To the north, forested wetlands occur adjacent to an unnamed tributary. A portion of forested wetlands that parallel another unnamed tributary offsite encroach the eastern portion of the site. A potential herbaceous wetland signature was identified near Highway 12 which appears to be the headwaters of an ephemeral stream which traverses the western boundary of the site.

Waters of the US

An unnamed tributary was identified along the northern portion of the site. A potential ephemeral stream was identified along the western boundary through what appears to be recent cut over. This potential stream appears to connect to an unnamed tributary to the southeast of the site.

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gadsden County, Florida:

- Red-cockaded Woodpecker (RCW) (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Ochlockonee Moccasinshell (*Medionidus simpsonianus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliptoideus sloatianus*)
- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Strugeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortoise (*Gopherus polyphemus*)

Final designated Critical Habitat for the Fat Threeridge, Gulf Moccasinshell, Ochlockonee Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook and Atlantic Sturgeon exists within Gadsden County. No Critical Habitat for these species occurs on the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). The site appears to be actively managed for silviculture practices. It appears that a suitable forest community and age structure does not exist within the site; therefore, it is anticipated that suitable RCW habitat is absent from this site.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. The forested wetlands on site may be suitable for foraging and nesting.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. The majority of the site appears to be scrub uplands underlain by sandy soils with adjacent forested wetlands which may be suitable habitat. Further investigation is recommended.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. A portion of the site appears to be clear cut in early successional stage. This habitat may be considered suitable habitat for gopher tortoise due to the lack of canopy cover, abundant herbaceous forage and suitable soil type. Further investigation is recommended to determine if these upland areas would be suitable for the gopher tortoise.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gadsden County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

Site 12039-008 is located within the Telogia Creek WRCA. Special permitting water reuse studies may be required for any project proposed on this site.

Summary

Based on the results of this assessment, it is the opinion of CK that the site contains approximately 8.9 acres of potential forested wetlands, 1.5 acres of potential herbaceous wetlands and 2,955 linear feet of potential Waters of the US. The site may contain suitable habitat for the eastern indigo snake, woodstork and gopher tortoise; however, CK recommends further field investigation. Mitigation credit availability is sparse for projects within Gadsden County. It is anticipated that adjacent HUC banks could service Gadsden County projects for a "proximity fee" assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a "proximity fee." CK anticipates mitigation costs for projects in Gadsden County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality. Because the site is located within the Telogia Creek WRCA, special permitting and water reuse studies may be required for certain projects.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as the Jacksonville District of the USACE has the final authority and is responsible for issuing official jurisdictional determinations.

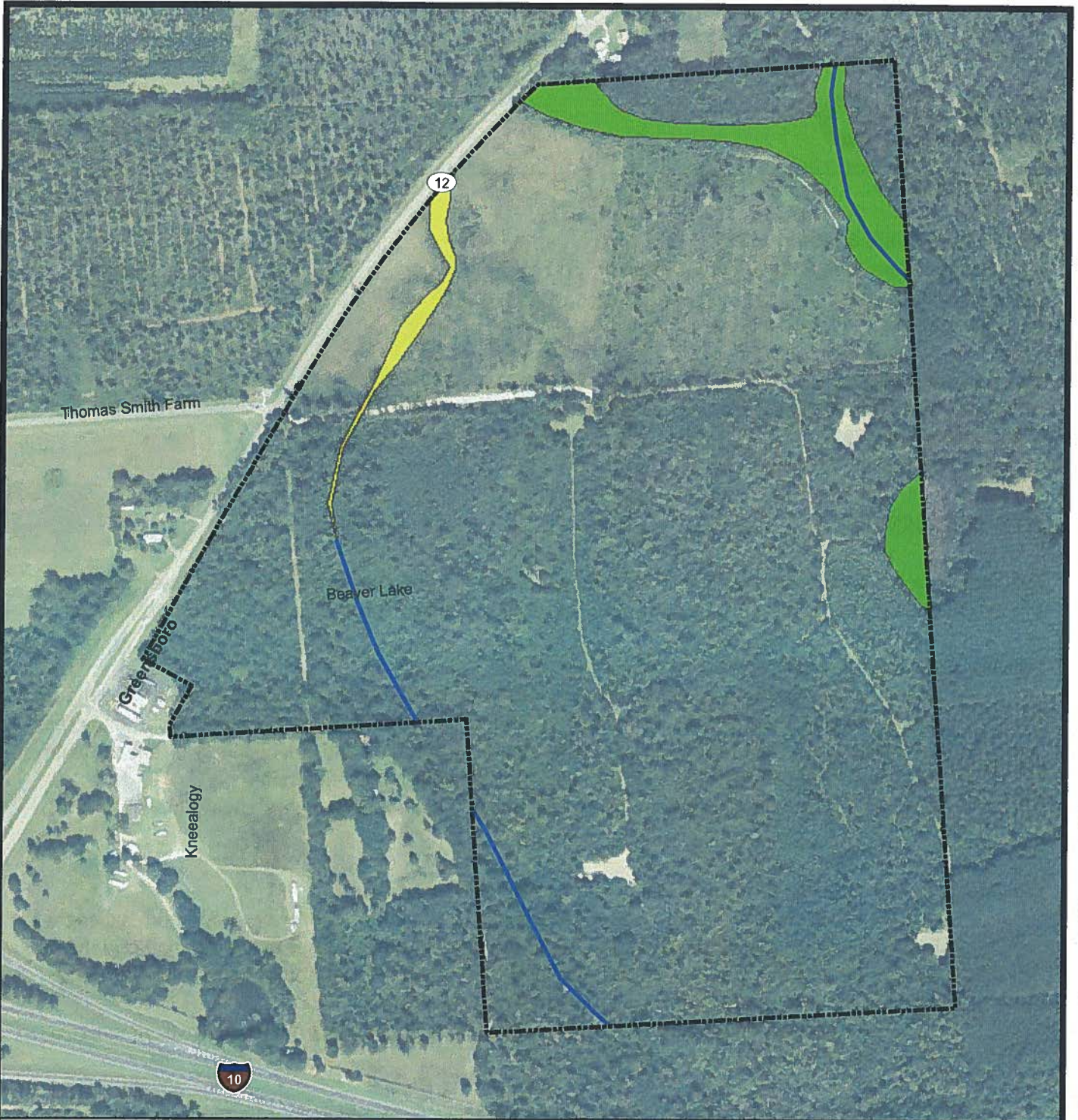
If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates







Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP



Legend

-  Site 12039-008 (220 acres)
-  Herbaceous Wetlands (1.5 acres)
-  Forested Wetlands (8.9 acres)
-  Waters of the US (2,955 feet)



Reference

1) BASEMAP FROM USDA 2105 NAIP IMAGERY GASDEN COUNTY FLORIDA STREETMAP USA



LEO, LLC
 BATON ROUGE, LOUISIANA
 GADSDEN COUNTY SSI
 SITE 12039-008

POTENTIAL WETLANDS MAP

GADSDEN COUNTY, FLORIDA

Drawn:	BLN/AM10.3
Checked:	BLN
Approved:	TEW
Date:	03/18/2016
Dwg. No.:	A13463-03



FIGURE 1



17170 Perkins Rd.
Baton Rouge, LA 70810
Office (225) 753-0325

Date: 03/18/2016

Fax: (225) 751-2010
www.leo-llc.com

ATTN: Allara Mills Gutcher, AICP
Planning and Community Development Director
Gadsden County
ph: 850.875.8663

Gadsden County BOCC
Planning and Community Development Department
Post Office Box 1799
Quincy, FL 32353-1799

SITE ID: 12039-009

This report contains the engineering and environmental desktop due diligence reports and assessments for site 12039-009 in accordance with the contract's stated deliverables. Those deliverable items defined as:

Deliverable Item 2: Desktop Engineering Assessment (CSRS, Inc):

- Acquire the professional opinion as to favorable site conditions and/or development challenges for light to heavy industrial sites. Opinions shall include but are not limited to: transportation access; infrastructure configuration; rail spur assessments; flood risks and cut/fill burden; soils suitability; and rough-order-of-magnitude cost ranges for readying site development.
 - o A report on favorable site conditions and/or challenges for light to heavy industrial sites.

Deliverable Item 3: Desktop Environmental Assessment (C-K Associates):

- Acquire the professional opinion as to favorable site conditions and/or development challenges as it relates to potential wetlands extent, type/quality of wetlands observed, mitigation options, cursory T&E review, cursory cultural review, other known environmental permitting, and rough-order-of-magnitude cost ranges for mitigation and permitting.
 - o A report on favorable site conditions and/or challenges as it relates to environmental features and development impacts.

This site was selected for consideration by the project team (LEO, CSRS, CK) in coordination with the Gadsden County Florida Planning and Community Development Director, Allara Gutcher, and the Gadsden County Economic Development Council Director, Beth Kirkland.

Sincerely,

Chris Ventre, PLA, ASLA

LEO, LLC – Lafayette Office | 211 E Devalcourt Street | Lafayette, LA
T. 337.945.6755 email: chris.ventre@leo-llc.com
LEO, LLC – Corporate Office | 17170 Perkins Road | Baton Rouge, LA
T. 225.753.0325 www.leo-llc.com

Desktop Engineering Assessment

Gadsden Site 12039-009

Gadsden County, Florida

Initial Submittal

March 18, 2016



TABLE OF CONTENTS

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EXECUTIVE SUMMARY

1.0 DESKTOP ENGINEERING ASSESSMENT NARRATIVE	1-4
2.0 ROUGH ORDER OF MAGNITUDE COST ESTIMATE	5

EXHIBITS

Exhibit 1	Map One - General Site Overview
Exhibit 2	Map Two - Utilities Exhibit
Exhibit 3	Map Three - Flood Zone, Soil Data, and Contours



Gadsden County Site Selection Desktop Engineering Assessment - Site 12039-009

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gadsden County has developed a Comprehensive Plan that defines existing and future land uses.
- Existing land use is agricultural (Timber II and Timber III) . A light industrial parcel is adjacent to the east property boundary along with three single family residential parcels. Parcels north of the property consist of agricultural, commercial, and warehousing land uses. The land use of all other adjoining properties is pastureland.
- According to the Gadsden County Future Land Use map, the future land use is Agricultural.
- In order to position the site for an economic development user, the entire 201 acres of the site will require a reclassification of the land use to an appropriate industrial category.

B. Transportation

- The site is located approximately one mile west of the city of Quincy, Florida and is accessible from County Road 274 (Ben Bostick Road).
- The site is located 4.9 road miles from Interstate 10. In order to access Interstate 10, vehicles must travel east through the city of Quincy 2.1 miles to Florida Highway 267 and then travel south on FL-267 2.8 miles to the I-10 interchange. The route through the city of Quincy includes 1.7 miles of 10 foot wide lane streets with segments of 25 mph and 30 mph speed limits. Four-lane U.S. Highway 90 is located 0.65 miles north of the site and may be used as an alternative route; however, U.S. 90 must be traversed between six and fourteen miles to access I-10, depending on travel direction.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to Interstate 10 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- A Chessie and Seaboard System Class I railroad is adjacent to the site. Access to the rail will require the construction of a rail spur on-site.



C. Utilities

- **Potable Water**
 - According to correspondence with local utility officials a 16" water line is located 1.27 miles from the site. In addition, a 500,000 gallon elevated storage tank is located 1.73 miles from the site.
 - In order to provide potable water to the site, an approximately 6,750' water line will need to be constructed along CR-274 and Mainline Drive to tie-in to the existing water line.
 - Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.
- **Wastewater**
 - According to correspondence with local utility officials an 8" sewer line is located 5,200 feet from the site.
 - One option to provide sewer service to the site, a pump station and an approximately 5,200' force main will need to be constructed along CR-274 and S. Atlanta Street to tie-in to the existing sewer line.
 - Another option to treat wastewater would be the construction of an on-site wastewater treatment facility that discharges to Mill Dam Creek approximately 3,400 feet southwest of the site. Mill Dam Creek is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
 - In order to determine feasibility, both of these options require further due diligence, such as confirming line and pumping capacities, treatment capacities, discharge limits, etc.
- **Electric**
 - According to correspondence with local utility officials, a 3-phase electric line runs adjacent to the site along CR-274.
 - An industrial prospect would likely be able to utilize this line for electric service.
- **Natural Gas**
 - According to correspondence with local utility officials, no natural gas exists at or near the site.
 - A natural gas distribution line exists approximately three miles east of the site, but would likely not be feasible to extend to the site.
- **Telecom**
 - According to correspondence with local utility officials, two separate telecom lines run along the east side of the property, adjacent to County Road 274.



One copper line is operated by TDS Telecom and the other copper line is operated by Comcast. In addition, a fiber optic line runs along U.S. Highway 90 approximately 3,400 feet from the site.

- Copper cable may be able to service an industrial prospect; however, copper cable generally has less bandwidth than fiber optic cable. In order to provide the highest level of service, telecom infrastructure will need to be upgraded to fiber optic at this site. The fiber optic line located on the south side of US-90 will be able to provide this service. In order to provide fiber service to the site, approximately 3,400 feet of new telecom infrastructure will need to be constructed along CR-274 from US-90 to the site.

D. Flood Zone and Topography

- According to FEMA Firm Panel 12039C0225C and 12039C0228C, effective on 02/04/2009, approximately 1.51 acres of the site is in Flood Zone A, and 199.94 acres of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base flood elevations determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood. Due to the large area in Flood Zone X, no additional fill is anticipated to meet floodplain construction standards.
- According to Section 42-82 of the Gadsden County Code of Ordinances, the lowest floor of structures located within Flood Zone A shall be elevated no lower than three feet above the highest adjacent grade, unless the floodplain administrator obtains the base flood elevation by other means or sources. The highest adjacent grade is defined as the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.
- The elevations on site range from 276 feet in the northern portion of the site to 250 feet in the southern portion of the site with an average elevation of 270 feet ±. The average slope of the site is approximately 1.5%.
- Although the majority of the site is at minimal flood risk, adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The majority of the site is relatively flat and would be able to serve as an ideal location for a potential industrial prospect.

E. Soils

- According to the National Resources Conservation Service soil map, 98% of the soils on the site are classified as well drained or moderately drained, and 2% of the soils on the site are classified as poorly drained.



II. Development Considerations

A. Transportation

- Off-site Improvements: Access to the site may include the construction of turning lanes on County Road 274 (Ben Bostick Road).
- On-site Improvements: Construction of a minimum two-lane access drive will be required to access the central portions of the site.

B. Utilities

- Potable Water
 - Off-site Improvements: Extend water line 1.27 miles to site.
 - On-site Improvements: Extend water line from road to site pad location.
- Wastewater
 - Off-site Improvements: Install pump station and extend force main 5,200 feet to tie-in to existing sewer system.
 - On-site Improvements: Install project specific wastewater treatment facility and discharge line to Mill Dam Creek.
- Electric
 - Off-site Improvements: None anticipated.
 - On-site Improvements: Tie-in to existing electric lines and run service to site pad location.
- Natural Gas
 - Off-site Improvements: Not applicable. Natural gas is not available.
 - On-site Improvements: Not applicable. Natural gas is not available.
- Telecom
 - Off-site Improvements: None anticipated based on information available at this time.
 - On-site Improvements: Extend telecom line from road to site pad location.

C. Topography and Grading

- On-site Improvements: On-site Improvements: Assuming a 25-acre site pad is graded to less than one percent slope, the site will require approximately 105,000 cubic yards of cut/fill. This calculation is a conceptual desktop estimate based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

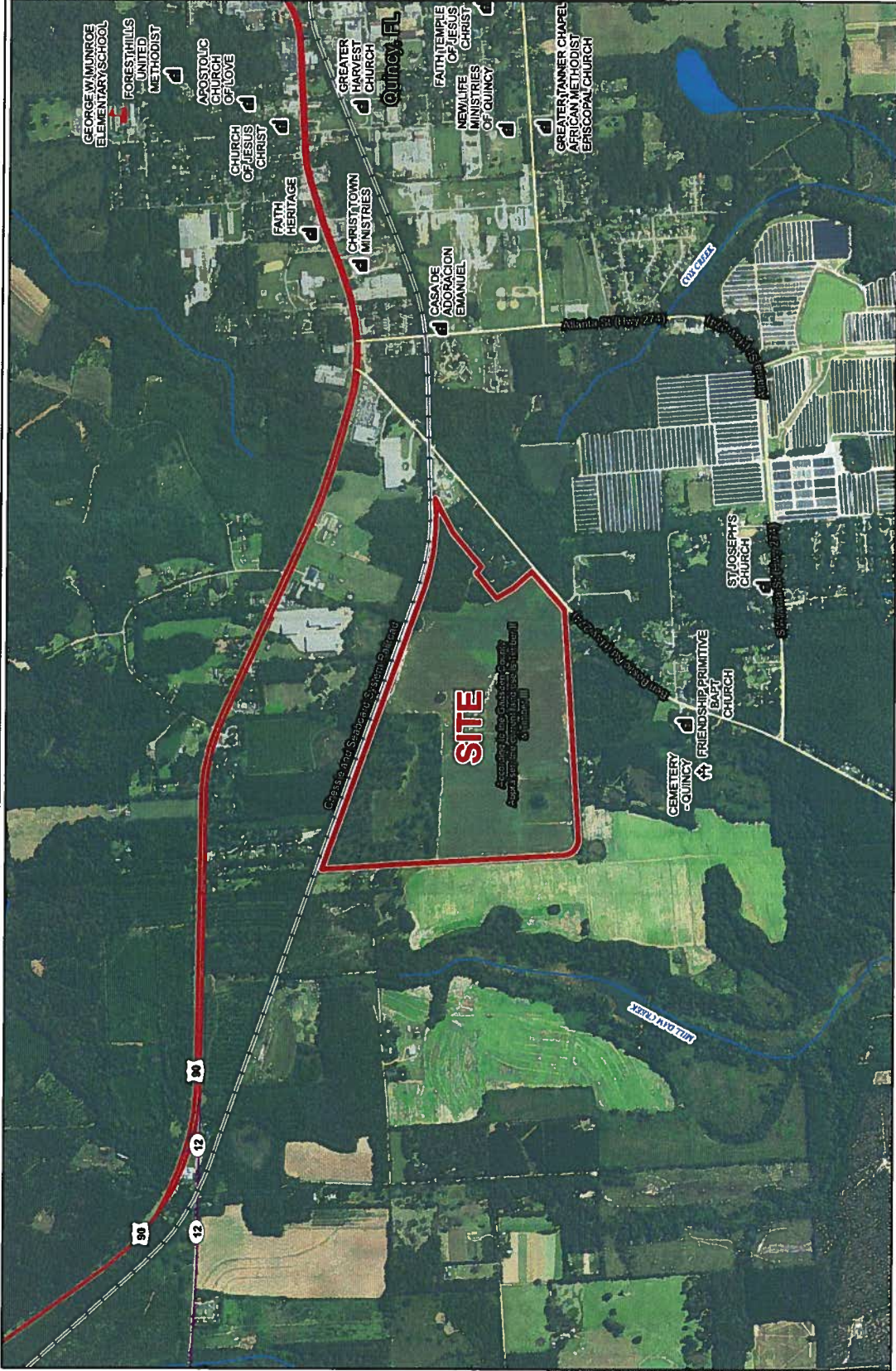
Gadsden Site ID: 12039-009
Preliminary Rough Order of Magnitude (ROM) Cost Estimate
Job No. 215184

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	1,800	\$ 250.00 to \$ 400.00	\$ 450,000.00 to \$ 720,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
Subtotal:					\$550,000.00 to \$ 1,720,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	6,750	\$ 25.00 to \$ 100.00	\$ 168,750.00 to \$ 675,000.00
b	On-site Improvements ₄	L.F.	1,800	\$ 25.00 to \$ 100.00	\$ 45,000.00 to \$ 180,000.00
2	Sewer				
a	Off-site Improvements	Lump	1	\$ 200,000.00 to \$1,000,000.00	\$ 200,000.00 to \$ 1,000,000.00
b	On-site Improvements	Lump	1	\$ 950,000.00 to \$2,000,000.00	\$ 950,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
b	On-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
Subtotal:					\$1,363,750.00 to \$ 3,855,000.00
Site Grading					
1	Earthwork ₆	CY	105,000	\$ 10.00 to \$ 25.00	\$1,050,000.00 to \$ 2,625,000.00
Subtotal:					\$1,050,000.00 to \$ 2,625,000.00
Rail					
1	On-site Rail Spur (Assume 1/2 mile)	L.F.	2,640	\$ 300.00 to \$ 400.00	\$ 792,000.00 to \$ 1,056,000.00
Subtotal:					\$792,000.00 to \$ 1,056,000.00
Total:					\$3,755,750.00 to \$9,256,000.00
20% Contingency₇:					x 1.20
Rough Order of Magnitude (ROM):					\$4,510,000.00 to \$11,110,000.00

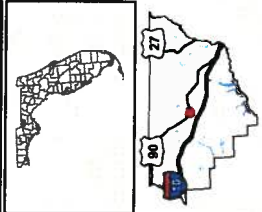
Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
- 6.) ROM cut and fill for 25-AC site pad
- 7.) Electrical and Telecom services upgrade costs are not shown may be covered by the respective utility company.

Map One - General Site Overview



Site Exhibit for
12039-009 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
- LEGEND**
- Site Boundary (201.88 Ac. +/-)
 - Civic Feature
 - + Cemetery
 - + School
 - + Church
 - + Existing Roadway
 - Other Major Road
 - Local Connecting Road
 - Important Local Road
 - Railroad
 - Stream
 - Waterbody

ENTERPRISE FLORIDA
LEO
LEOTTA-EVERS CONSULTING, LLC

Date: 3/18/2016
Project Number: 21514
Drawn By: AME
Checked By: JAN



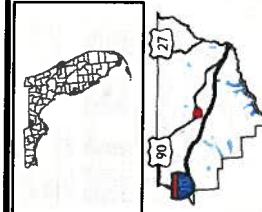
INITIAL SUBMITTAL
03/18/2016

General Notes:

1. The information presented herein is for planning purposes only. Further, detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No warranty is made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client's appropriate representative.
3. Transportation data from ESRI Online Base Maps.
4. 2015 aerial imagery from USDA-AFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.

Map Three - Flood Zone, Soil Data, and Contours

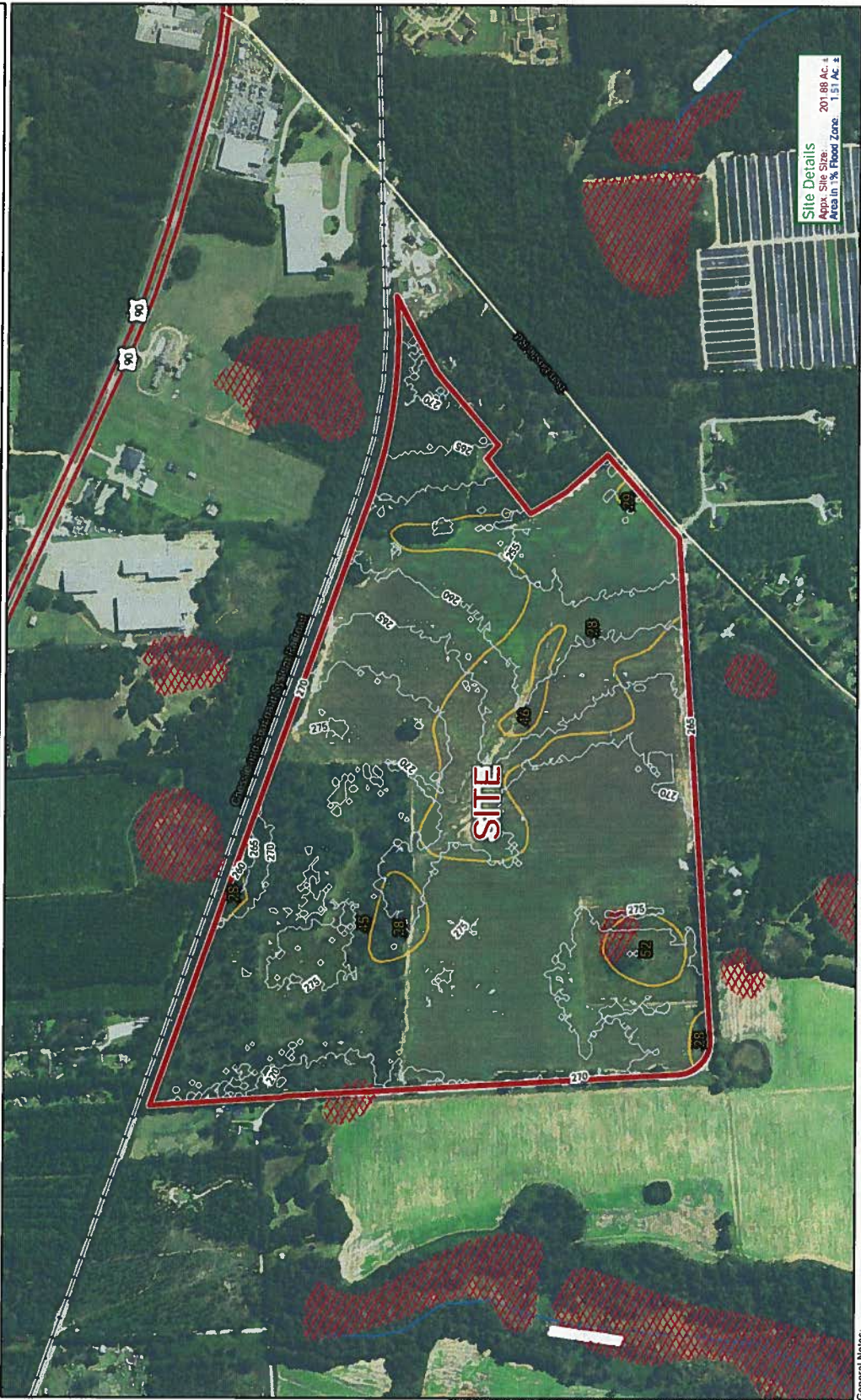
Site Exhibit for
12039-009 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (201.88 Ac. +/-)
 - Flood Zone
 - A (100-year with no Base Flood Elevation)
 - X (Areas outside of 100-year)
 - Ground Elevation Contours
 - Soil Type
 - 28. gadsdeno loamy fine sand, 2 to 5 percent slopes (moderately well drained)
 - 29. gray fine sandy loam, depressional (poorly drained)
 - 45. ocala loamy sand, 0 to 2 percent slopes (well drained)
 - 46. ocala loamy sand, 2 to 5 percent slopes (well drained)
 - 52. rains fine sandy loam (poorly drained)
 - Existing Roadway
 - Other Major Road
 - Important Local Road
 - Railroad
 - Stream

ENTERPRISE FLORIDA
LEO
LEOTTA-EVERS CONSULTING, LLC

Date: 3/18/2016
Project Number: 215164
Drawn By: AMB
Checked By: JAV



Site Details
Appx. Site Size: 201.88 Ac. +/-
Area in 1% Flood Zone: 1.51 Ac. +/-

FEMA FIRM Panel No. 12039C025C Dated 02/04/2009
FEMA FIRM Panel No. 12039C028C Dated 02/04/2009

Scale 1" = 750 feet
0 375 750 feet



INITIAL SUBMITTAL
03/18/2016

- General Notes:
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, dead restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from ESRI Online Basemaps.
 4. 2013 aerial imagery from USDA-APFC National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance rating purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map (FIRM).
 6. Soil data from USDA SSURGO website: <http://websoilsurvey.sceisgw.usda.gov/App/WebSoilSurvey.aspx>.

March 22, 2016

LEO, LLC
Attn: Mr. Victor Leotta
17170 Perkins Road
Baton Rouge, Louisiana 70810

**Re: Gadsden County Florida Site Selection, Desktop Natural Resources Assessment
Site 12039-009
CK Project Number 13463**

Dear Mr. Leotta

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 202-acre site located Gadsden County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LiDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas

identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gadsden County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gadsden County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12039-009 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction, drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and

quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These areas include coastal areas of Santa Rosa, Okaloosa and Walton counties and the upper Telogia Creek drainage basin in Gadsden County (Rule 40A-2.802 Florida Administrative Code). These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc.(Section 40A-2.801 FAC). The Telogia Polygon was selected from the original dataset (contains areas outside of Gadsden County), and exported to a new dataset: Telogia_WRCA by Karen Kebart June 9, 2015. This shapefile was used to determine if the site was located within the Telogia Creek WRCA.

Results

Wetlands

The NWI and aerial photographs show a small, potentially isolated, herbaceous wetland on the southwestern corner of the site. Because there is no apparent connectivity or adjacency to other wetlands or Waters of the US, this area may not be considered jurisdictional by the USACE. No other wetland signature was identified on the site.

Waters of the US

Topographic maps and LiDAR data do not indicate the presence of any stream types within the site.

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gadsden County, Florida:

- Red-cockaded Woodpecker (RCW) (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Ochlockonee Moccasinshell (*Medionidus simpsonianus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliotoideus sloatianus*)
- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Strugeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortise (*Gopherus polyphemus*)

Final designated Critical Habitat for the Fat Threeridge, Gulf Moccasinshell, Ochlockonee Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook and Atlantic Sturgeon exists within Gadsden County. No Critical Habitat for these species occurs on the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). The site appears to be actively managed for livestock and agriculture. The forested areas to the northeast and northwest appear to lack a mature pine component within the forest community; therefore, it is anticipated that no suitable RCW habitat is present within the site.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. The lack of open wetlands for foraging and forested wetlands for nesting suggest that the site does not contain suitable habitat for the woodstork.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. The forested areas to the northeast and northwest appear to be upland hardwoods underlain by sandy soils which may be considered suitable habitat. Further investigation is recommended.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. The forested areas to the northeast and northwest do not appear to have an open canopy with exception to few clearings within this habitat. Because these clearings appear to contain an abundant herbaceous community and are underlain by sandy upland soils, this area may be considered suitable habitat. Further investigation is recommended to determine if these upland areas would be suitable for the gopher tortoise.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gadsden County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

Site 12039-009 is not located within the Telogia Creek WRCA.

Summary

Based on the results of this assessment, it is the opinion of CK that the site contains 1.1 acres of potential herbaceous wetlands and no Waters of the US. The site may contain suitable habitat for the eastern indigo snake and gopher tortoise; however, CK recommends further field investigation. Mitigation credit availability is sparse for projects within Gadsden County. It is

anticipated that adjacent HUC banks could service Gadsden County projects for a “proximity fee” assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a “proximity fee.” CK anticipates mitigation costs for projects in Gadsden County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as the Jacksonville District of the USACE has the final authority and is responsible for issuing official jurisdictional determinations.

If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates





Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP
IPaC Trust Resources Report



Legend

-  Site 12039-009 (202 acres)
-  Herbaceous Wetlands (1.1 acres)



Reference

1) BASEMAP FROM USDA 2105 NAIP IMAGERY GASDEN COUNTY FLORIDA STREETMAP USA



LEO, LLC
 BATON ROUGE, LOUISIANA
 GADSDEN COUNTY SSI
 SITE 12039-009

POTENTIAL WETLANDS MAP

GADSDEN COUNTY, FLORIDA



Drawn:	BLN/AM10.3
Checked:	BLN
Approved:	TEW
Date:	03/18/2016
Dwg. No.:	A13463-04

FIGURE 1



17170 Perkins Rd.
Baton Rouge, LA 70810
Office (225) 753-0325

Date: 06/03/2016

Fax: (225) 751-2010
www.leo-llc.com

ATTN: Allara Mills Gutcher, AICP
Planning and Community Development Director
Gadsden County
ph: 850.875.8663

Gadsden County BOCC
Planning and Community Development Department
Post Office Box 1799
Quincy, FL 32353-1799

SITE ID: 12039-999

This report contains the engineering and environmental desktop due diligence reports and assessments for site 12039-999 in accordance with the contract's stated deliverables. Those deliverable items defined as:

Deliverable Item 2: Desktop Engineering Assessment (CSRS, Inc):

- Acquire the professional opinion as to favorable site conditions and/or development challenges for light to heavy industrial sites. Opinions shall include but are not limited to: transportation access; infrastructure configuration; rail spur assessments; flood risks and cut/fill burden; soils suitability; and rough-order-of-magnitude cost ranges for readying site development.
 - o A report on favorable site conditions and/or challenges for light to heavy industrial sites.

Deliverable Item 3: Desktop Environmental Assessment (C-K Associates):

- Acquire the professional opinion as to favorable site conditions and/or development challenges as it relates to potential wetlands extent, type/quality of wetlands observed, mitigation options, cursory T&E review, cursory cultural review, other known environmental permitting, and rough-order-of-magnitude cost ranges for mitigation and permitting.
 - o A report on favorable site conditions and/or challenges as it relates to environmental features and development impacts.

This site was selected for consideration by the project team (LEO, CSRS, CK) in coordination with the Gadsden County Florida Planning and Community Development Director, Allara Gutcher, and the Gadsden County Economic Development Council Director, Beth Kirkland.

Sincerely,

Chris Ventre, PLA, ASLA | Director, Planning and Design

LEO, LLC – Lafayette Office | 211 E Devalcourt Street | Lafayette, LA
T. 337.945.6755 email: chris.ventre@leo-llc.com
LEO, LLC – Corporate Office | 17170 Perkins Road | Baton Rouge, LA
T. 225.753.0325 www.leo-llc.com

Desktop Engineering Assessment

Gadsden Site 12039-999

Gadsden County, Florida

Initial Submittal

May 23, 2016



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EXECUTIVE SUMMARY

1.0 DESKTOP ENGINEERING ASSESSMENT NARRATIVE 1-4

2.0 ROUGH ORDER OF MAGNITUDE COST ESTIMATE5

EXHIBITS

Exhibit 1	Map One - General Site Overview
Exhibit 2	Map Two - Utilities Exhibit
Exhibit 3	Map Three - Flood Zone, Soil Data, and Contours



Gadsden County Site Selection Desktop Engineering Assessment - Site 12039-999

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gadsden County has developed a Comprehensive Plan defining existing and future land uses.
- Existing land use is Commercial-Heavy, Conservation- Flood Prone, and Agricultural. The land use adjacent to the west of the site is agricultural and government.
- According to the Gadsden County Future Land Use map, the future land use is light industrial.

B. Transportation

- The site is located in the city of Quincy, Florida and is accessible from Joe Adams Road.
- The site is located 1.8 road miles from Interstate 10. In order to access Interstate 10, vehicles must travel west 0.6 miles on two-lane Joe Adams Road to Florida Highway 267, then travel south on FL-267 1.2 miles to the I-10 interchange.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to Interstate 10 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required local road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- The site is approximately 570 feet south of a Chessie and Seaboard System Railroad. The construction of a rail spur is likely not feasible due to the challenges of a new at-grade crossing of Joe Adams Road as well as right-of way acquisition north of the site. At-grade crossings are regulated and permitted by the Florida Department of Transportation (FDOT).

C. Utilities

- Potable Water
 - According to correspondence with local utility officials a City of Quincy water line is located adjacent to the site along Joe Adams Road. The diameter of this line was not provided.
 - If the water line meets the capacity requirements, no additional off-site infrastructure is anticipated to provide potable water to the site.
 - Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.



- **Wastewater**
 - According to correspondence with local utility officials an eight inch sewer force main runs adjacent to the site along Joe Adams Road and may be available for sewer discharge.
 - Another option to treat wastewater would be the construction of a project specific wastewater treatment facility that discharges to Richlander Creek that runs southeast, off the site. Richlander Creek is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
 - In order to determine feasibility, both of these options require further due diligence, such as confirming line and pumping capacities, treatment capacities, discharge limits, etc.
- **Electric**
 - According to correspondence with local utility officials, a 3-phase electric line runs adjacent to the site along Joe Adams Road.
 - An industrial prospect would likely be able to utilize this line for electric service.
- **Natural Gas**
 - According to correspondence with local utility officials, a two inch natural gas line exists in the north east corner of the site as well as on the west boundary line of the site.
 - Further due diligence will need to be completed to determine if the natural gas system can provide capacity to an industrial prospect.
- **Telecom**
 - According to correspondence with local utility officials, two separate telecom lines operated by TDS Telecom and a telecom line operated by Comcast run approximately 1,600 feet east of the property, along Florida Highway 267. A copper line and fiber line run along the east side of FL-267, and a copper and fiber optic line run along the west side of FL-267.
 - The fiber optic line located on the west side of FL-267 will be able to provide the highest level of telecom service for the site. It is unlikely that telecom infrastructure upgrades are needed for this site.

D. Flood Zone and Topography

- According to FEMA Firm Panel 12039C0237C, effective on 02/04/2009, approximately 22.74 acres of the site is in Flood Zone A, 17.15 acres of the site is in Flood Zone AE and 308.52 acres of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base flood elevations



determined. Flood Zone AE includes areas subject to inundation by the 1-percent-annual-chance-flood event with base flood elevation determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood. Due to the large area in Flood Zone X, no additional fill is anticipated to meet floodplain construction standards.

- According to the Gadsden County Code of Ordinances, the lowest floor of structures located within Flood Zone A shall be elevated no lower than three feet above the highest adjacent grade, unless the floodplain administrator obtains the base flood elevation by other means or sources. The highest adjacent grade is defined as the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a building.
- The elevations on site range from 135 feet in the north central portion of the site to 255 feet in the northwestern portion of the site with an average elevation of 183 feet ±. The average slope of the site is approximately 4.5%.
- Adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The northeastern 25-acres of the property are relatively flat and would serve as an ideal location for a potential industrial prospect.

E. Soils

- According to the National Resources Conservation Service soil map, 73% of the soils on the site are classified as well drained or moderately well drained, and 27% of the soils on the site are classified as poorly drained, or very poorly drained, or water.

II. Development Considerations

A. Transportation

- **Off-site Improvements:** Access to the site may include the construction of turning lanes on Joe Adams Road.
- **On-site Improvements:** Construction of a minimum two-lane access drive will be required to access the central portions of the site.

B. Utilities

- **Potable Water**
 - **Off-site Improvements:** None anticipated.
 - **On-site Improvements:** Extend water line from road to site pad location.
- **Wastewater**
 - **Off-site Improvements:** Option 1 – Install pump station and extend force main to site.



- On-site Improvements: Option 2 – Install wastewater treatment facility and discharge line to Richlander Creek.
- Electric
 - Off-site Improvements: None anticipated.
 - On-site Improvements: Tie-in to existing electric lines and run service to site pad location.
- Natural Gas
 - Off-site Improvements: None anticipated
 - On-site Improvements: Extend gas line from road to site pad location.
- Telecom
 - Off-site Improvements: None anticipated based on information available at this time.
 - On-site Improvements: Extend telecom line from road to site pad location.

C. Topography and Grading

- On-site Improvements: Assuming a 25-acre site pad is graded to less than one percent slope, the site will require approximately 158,500 cubic yards of cut/fill. This calculation is a conceptual desktop estimate based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

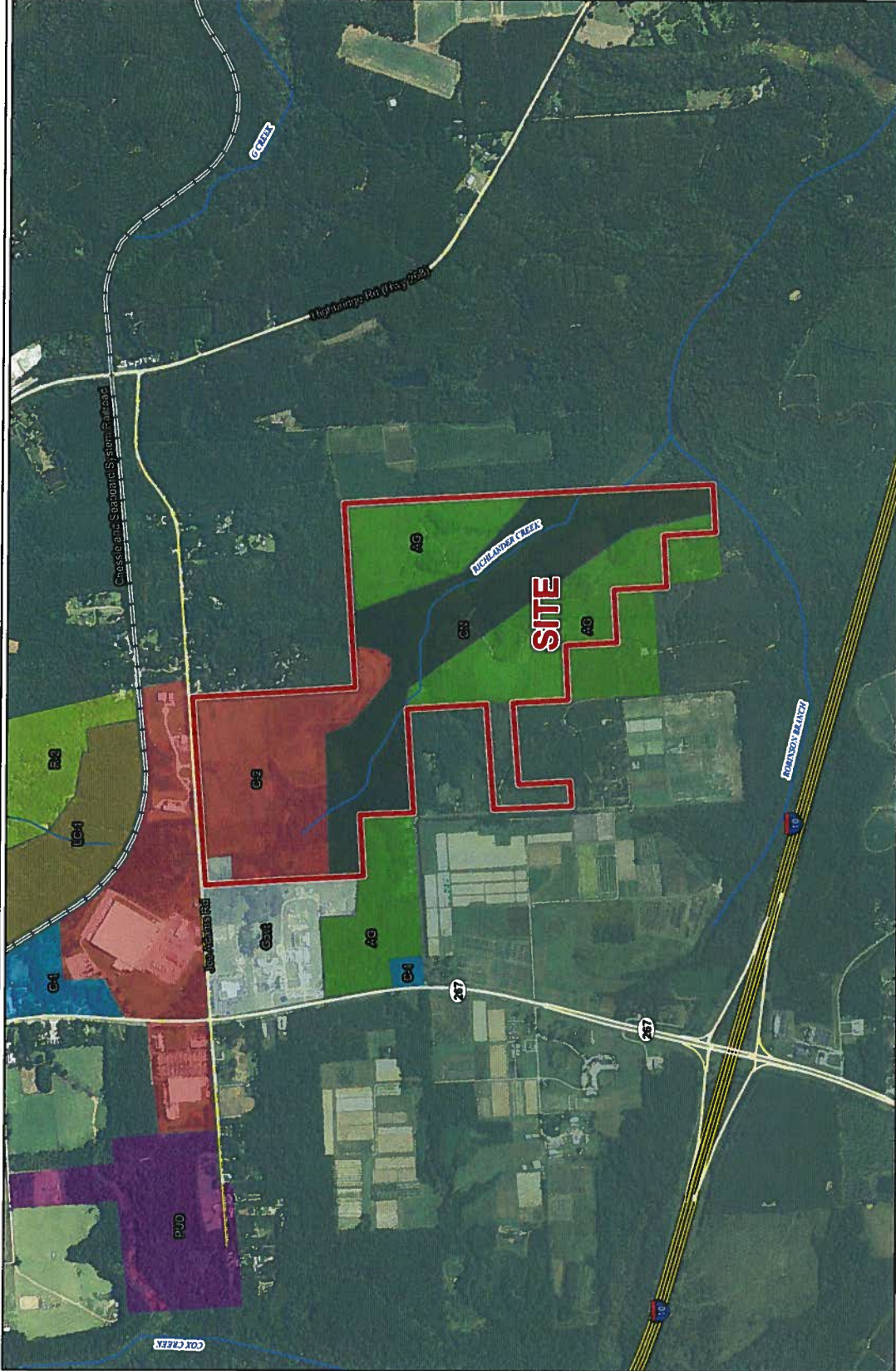
Gadsden Site ID: 12039-999
Preliminary Rough Order of Magnitude (ROM) Cost Estimate
Job No. 215184

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	1,500	\$ 250.00 to \$ 400.00	\$ 375,000.00 to \$ 600,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$ 1,000,000.00	\$ 100,000.00 to \$ 1,000,000.00
Subtotal:					\$475,000.00 to \$ 1,600,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	0	\$ 25.00 to \$ 100.00	\$ - to \$ -
b	On-site Improvements ₄	L.F.	500	\$ 25.00 to \$ 100.00	\$ 12,500.00 to \$ 50,000.00
2	Sewer				
a	Off-site Improvements ₈	Lump	1	\$ 200,000.00 to \$ 1,000,000.00	\$ 200,000.00 to \$ 1,000,000.00
b	On-site Improvements ₉	Lump	1	\$ 950,000.00 to \$ 2,000,000.00	\$ 950,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	N/A	\$ - to \$ -	\$ - to \$ -
b	On-site Improvements	L.F.	200	\$ 25.00 to \$ 100.00	\$ 5,000.00 to \$ 20,000.00
Subtotal:					\$1,167,500.00 to \$ 3,070,000.00
Site Grading					
1	Earthwork ₆	CY	158,500	\$ 5.00 to \$ 25.00	\$ 792,500.00 to \$ 3,962,500.00
Subtotal:					\$792,500.00 to \$ 3,962,500.00
Rail					
1	On-site Rail Spur (Assume 1/2 mile)	L.F.	-	- to -	- to -
Subtotal:					- to -
Total:					\$2,435,000.00 to \$8,632,500.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$ 2,925,000.00 to \$ 10,360,000.00

Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
- 6.) ROM cut and fill for 25-AC site pad
- 7.) Electrical and Telecom services upgrade costs are not shown may be covered by the respective utility company.
- 8.) Improvement costs assume construction of on-site pump station and wastewater treatment facility.
- 9.) Improvement costs assume a wastewater treatment capacity of 250,000 GPD.

Map One - General Site Overview



General Notes:

1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
2. No information presented herein is to be used by CSRS, Inc. to verify site boundary, title, actual legal ownership, used restrictions, servitudes, assessments, or other burdens on the property, other than that furnished by the client's administrative.
3. Transportation data from ESRI Online Basemaps.
4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
5. City of Quincy Zoning map digitized in house based on available zoning map at myquincy.net

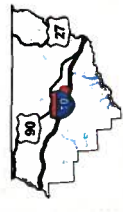
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INITIAL SUBMITTAL
05/23/2016

CSRS
INCORPORATE. SHAPES. DELIVER.

Site Exhibit for
12039-999 Site
Gadsden County, FL

Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (548.78 Ac. +/-)
 - City of Quincy Zoning
 - AG - Agricultural
 - C-1 - Commercial - General
 - C-2 - Commercial - Heavy
 - CN - Conservation - Flood Prone
 - Govt - Government
 - LC-1 - Commercial - Light
 - PUD - Planned Unit Development
 - R-2 - Residential - One & Two Family
 - Existing Roadway
 - Freeway or Other Major Road
 - Important Local Road
 - Railroad
 - Stream

ENTERPRISE
FLORIDA
ALFEO
DATE: 5/19/2016
Project Number: 210164
Drawn By: AMB
Checked By: JAY

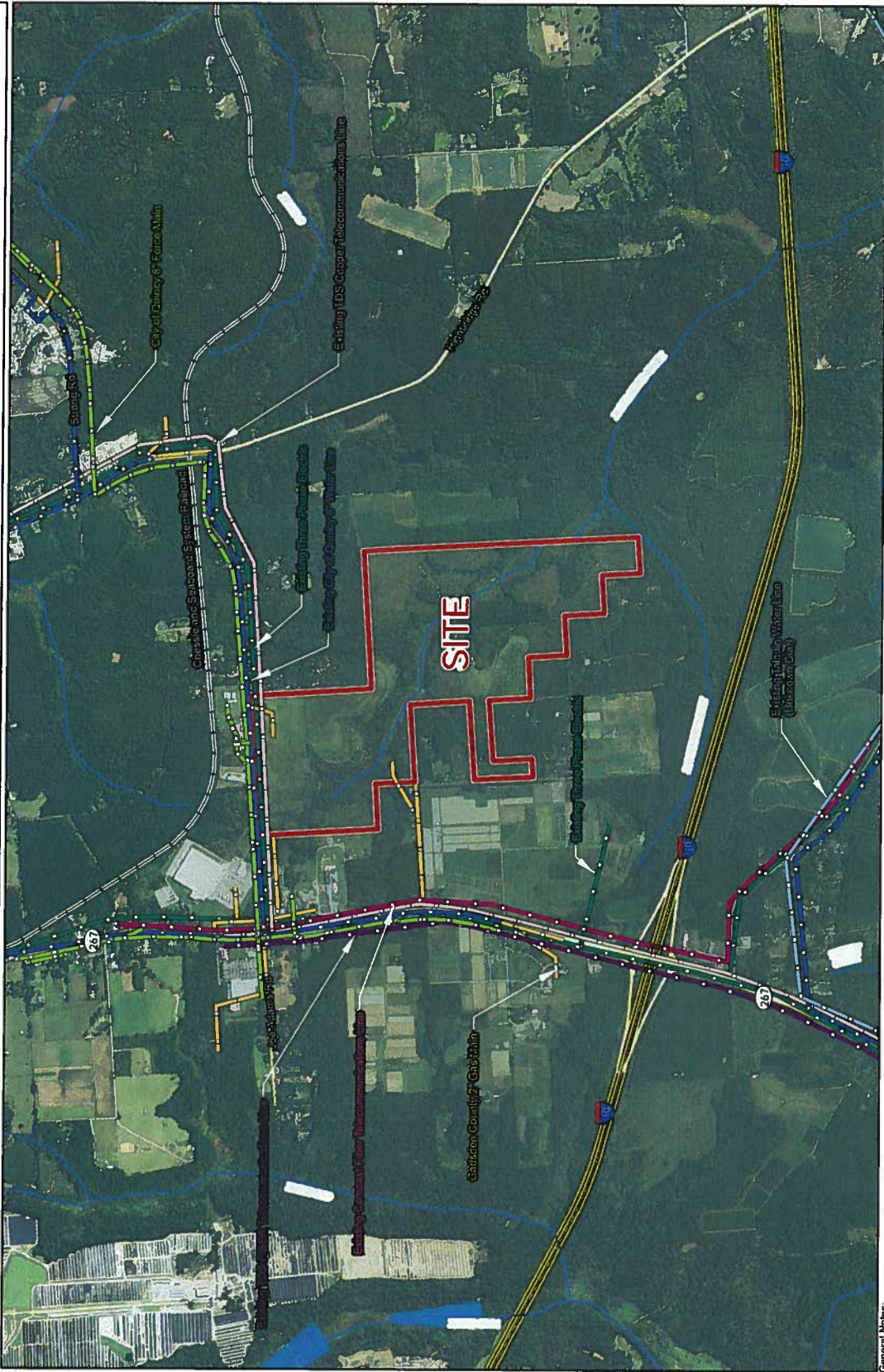


Map Two - Utilities Exhibit

Site Exhibit for
T2039-999 Site
Gadsden County, FL
Enterprise Florida



- Gadsden County
LEGEND
- Site Boundary (348.76 Ac. +/-)
 - Existing Telecommunications
 - Comcast - Fiber
 - TDS - Copper
 - TDS - FIBER
 - Existing Electric
 - Existing Three Phase Electric Line
 - Existing Water
 - Existing Tiquin Water
 - Existing City of Quincy Water Line
 - Existing Wastewater
 - Existing 8" City of Quincy Wastewater
 - Existing Gas
 - Existing County Gas Mains
 - Existing Roadway
 - Freeway or Other Major Road
 - Other Major Road
 - Important Local Road
 - Railroad
 - Stream
 - Waterbody



Scale 1:20,000
0 1,000 2,000 Feet

CSRS
ENGINE SHAP DELIVER

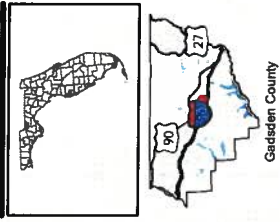
ENTERPRISE FLORIDA
FLEO
DATE: 5/23/2016
Project Number: 21164
Drawn By: AMB
Checked By: JAV

INITIAL SUBMITTAL
05/23/2016

General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Transportation data from ESRI Online basemaps.
3. 2013 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
4. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.

Map Three - Flood Zone, Soil Data, and Contours

Site Exhibit for
12039-999 Site
Gadsden County, FL
Enterprise Florida



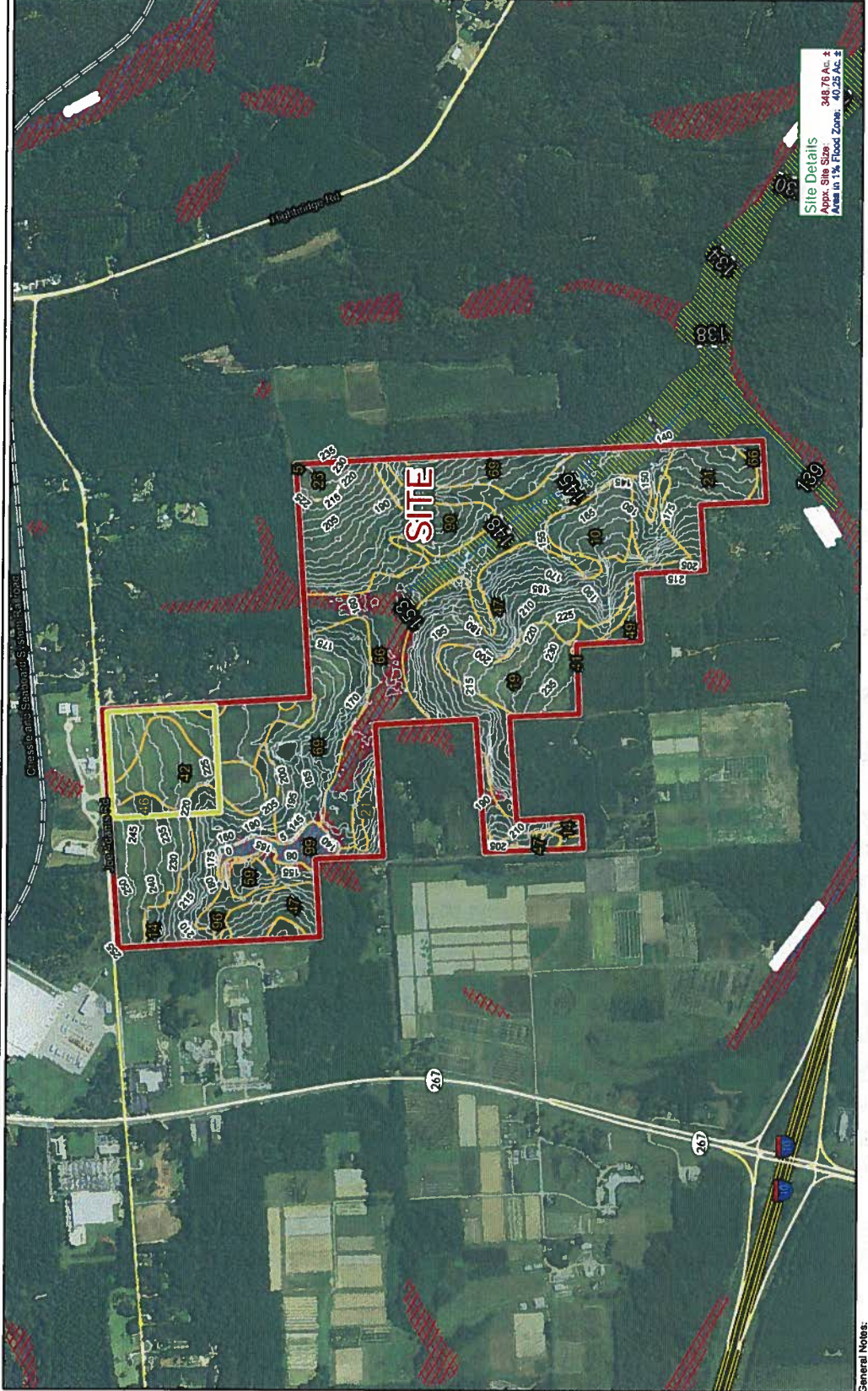
- LEGEND**
- Red Boundary (24.76 Ac. +/-)
 - Yellow Boundary (24.76 Ac. +/-)
 - Flood Zone
 - AI (100-year with no Base Flood Elevation)
 - AI (100-year with Base Flood Elevation)
 - AI (50-year with no Base Flood Elevation)
 - AI (50-year with Base Flood Elevation)
 - Ground Elevation Contour
 - Soil Type
 - 34 - Very Heavy Clayey-Siltstone Complex, 5 To 8 Percent Slope (Very Poorly Drained)
 - 14 - Coarse-Grained Sandy Clay Complex, 5 To 8 Percent Slope (Moderately Well Drained)
 - 16 - Clayey-Siltstone Complex, 2 To 8 Percent Slope (Well Drained)
 - 21 - Deltaic Clayey-Siltstone Complex, 0 To 13 Percent Slope (Well Drained)
 - 22 - Deltaic Clayey-Siltstone Complex, 8 To 13 Percent Slope (Well Drained)
 - 41 - Harder Lower / Fine Sand, 0 To 3 Percent Slope (Well Drained)
 - 42 - Lower Fine Sand, 2 To 8 Percent Slope (Well Drained)
 - 48 - Clayey Lower / Fine Sand, 2 To 8 Percent Slope (Poorly Drained)
 - 49 - Clayey Lower / Fine Sand, 2 To 8 Percent Slope (Well Drained)
 - 50 - Clayey Lower / Fine Sand, 2 To 8 Percent Slope (Very Poorly Drained)
 - 51 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)
 - 52 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)
 - 53 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)
 - 54 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)
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 - 98 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)
 - 99 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)
 - 100 - Sand, 8 To 13 Percent Slope (Moderately Well Drained)

ENTERPRISE FLORIDA
VALLEO

DATE: 5/18/2016
Project Number: 215184
Drawn By: AMB
Checked By: JAY

CSRS
IMAGINE SHAPE DELIVER

Project: 12039-999
Map Date: 05/18/2016



FEMA FIRM Panel No 12039C0237C dated 02/04/2009

Scale 1:12,000
0 640 1280 Feet



INITIAL SUBMITTAL
05/23/2011

- General Notes:**
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site than that furnished by the client or his representative.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from ESRI Online Basemap.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Effective flood data from FEMA Map Services Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance rating purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map.
 6. Soils data from USDA SSURGO website: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.



17170 PERKINS ROAD
BATON ROUGE, LA 70810
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FAX (225) 751-2010
www.c-ka.com

HOUSTON, TX
PHONE (281) 397-9016
FAX (281) 397-6637

LAKE CHARLES, LA
PHONE (337) 625-6577
FAX (337) 625-6580

SHREVEPORT, LA
PHONE (318) 797-8636
FAX (318) 798-0478

May 13, 2016

LEO, LLC
Attn: Mr. Victor Leotta
17170 Perkins Road
Baton Rouge, Louisiana 70810

**Re: Gadsden County Florida Site Selection, Desktop Natural Resources Assessment
Site 12039-999
CK Project Number 13463**

Dear Mr. Leotta

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 353-acre site located Gadsden County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LiDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas

identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified by a waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gadsden County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gadsden County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12039-004 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction, drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and

quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These areas include coastal areas of Santa Rosa, Okaloosa and Walton counties and the upper Telogia Creek drainage basin in Gadsden County (Rule 40A-2.802 Florida Administrative Code). These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc. (Section 40A-2.801 FAC). The Telogia Polygon was selected from the original dataset (contains areas outside of Gadsden County), and exported to a new dataset: Telogia_WRCA by Karen Kebart June 9, 2015. This shapefile was used to determine if the site was located within the Telogia Creek WRCA.

Results

Wetlands

The NWI and aerial photographs show potential scrub/shrub and forested wetlands adjacent to Richlander Creek which bisects the site from the southeast corner to the northwestern portion of the site. Given the adjacency of these potential wetlands to Richlander Creek, these wetlands are likely to be considered jurisdictional by the USACE.

Waters of the US

NHD data shows Richlander Creek bisecting the site. Topographic maps and LiDAR data shows an unnamed tributary branch north of Richlander Creek. A potentially jurisdictional pond is located at the headwaters of Richlander Creek.

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gadsden County, Florida:

- Red-cockaded Woodpecker (RCW) (*Picoides borealis*)
- Wood Stork (*Mycteria americana*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Ochlockonee Moccasinshell (*Medionidus simpsonianus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliotoideus sloatianus*)
- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Strugeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortoise (*Gopherus polyphemus*)

Final designated Critical Habitat for the Fat Threeridge, Gulf Moccasinshell, Ochlockonee Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook and Atlantic Sturgeon exists within Gadsden County. No Critical Habitat for these species occurs on the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). The site appears to be primarily pasture or agriculture with portions of hardwood forests, forested wetlands and scrub/shrub wetlands. Due to the lack of mature pine stands, there appears to be no suitable RCW habitat within the site.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. The scrub/shrub wetlands adjacent to Richlander Creek may be suitable habitat for the wood stork.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. The forested areas underlain by sandy soils may be considered suitable habitat. Further investigation is recommended.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. While soils within the site may be suitable for the gopher tortoise, most of the upland portions of the site are either active agriculture or forested. The forested uplands appear to have a dense overstory canopy, which suggests that gopher tortoise may not utilize these areas. Further investigation is recommended to determine if these upland areas would be suitable for the gopher tortoise.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gadsden County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

Site 12039-999 is not located within the Telogia Creek WRCA.

Summary

Based on the results of this assessment, it is the opinion of CK that the site contains 21.3 acres of potential forested wetlands, 35.4 acres of potential scrub/shrub wetlands, 5.8 acres of potentially jurisdictional Waters of the US (ponds) and approximately 7,058 feet of potentially jurisdictional Waters of the US (streams). The site may contain suitable habitat for the wood stork, eastern indigo snake and gopher tortoise; however, CK recommends further field investigation. Mitigation credit availability is sparse for projects within Gadsden County. It is anticipated that adjacent HUC banks could service Gadsden County projects for a "proximity fee" assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a "proximity fee." CK anticipates mitigation costs for projects in Gadsden County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as the Jacksonville District of the USACE has the final authority and is responsible for issuing official jurisdictional determinations.

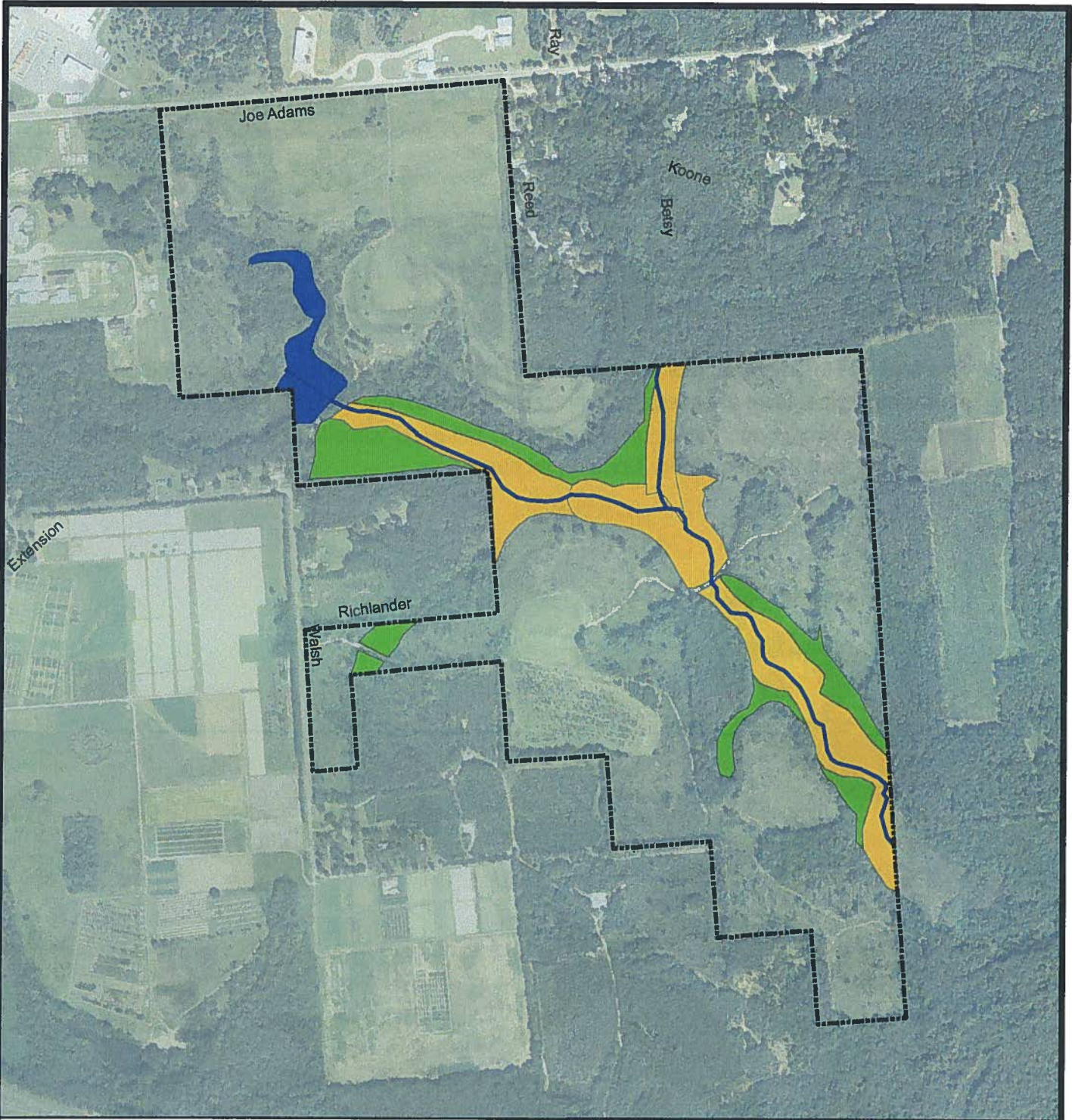
If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates



Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP IPaC Trust Resources Report



Legend

- Site 12039-999 (353 acres)
- Forested Wetlands (21.3 acres)
- Scrub/Shrub Wetlands (35.4 acres)
- Waters of the US (Ponds, 5.8 acres)
- Waters of the US (Streams, 7,058 feet)



Reference

1) Basemap from USDA 2105 NAIP Imagery Gadsden County Florida StreetMap USA



LEO, LLC
 Baton Rouge, Louisiana
 Gadsden County SSI
 Site 12039-999

Potential Wetlands Map

Gadsden County, Florida

Drawn:	BLN/AM10.4
Checked:	CMP
Approved:	BLN
Date:	05/13/2016
Dwg. No.:	A13463-06

FIGURE 1



Gadsden SSI

IPaC Trust Resources Report

Generated March 17, 2016 07:40 AM MDT, IPaC v3.0.0

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

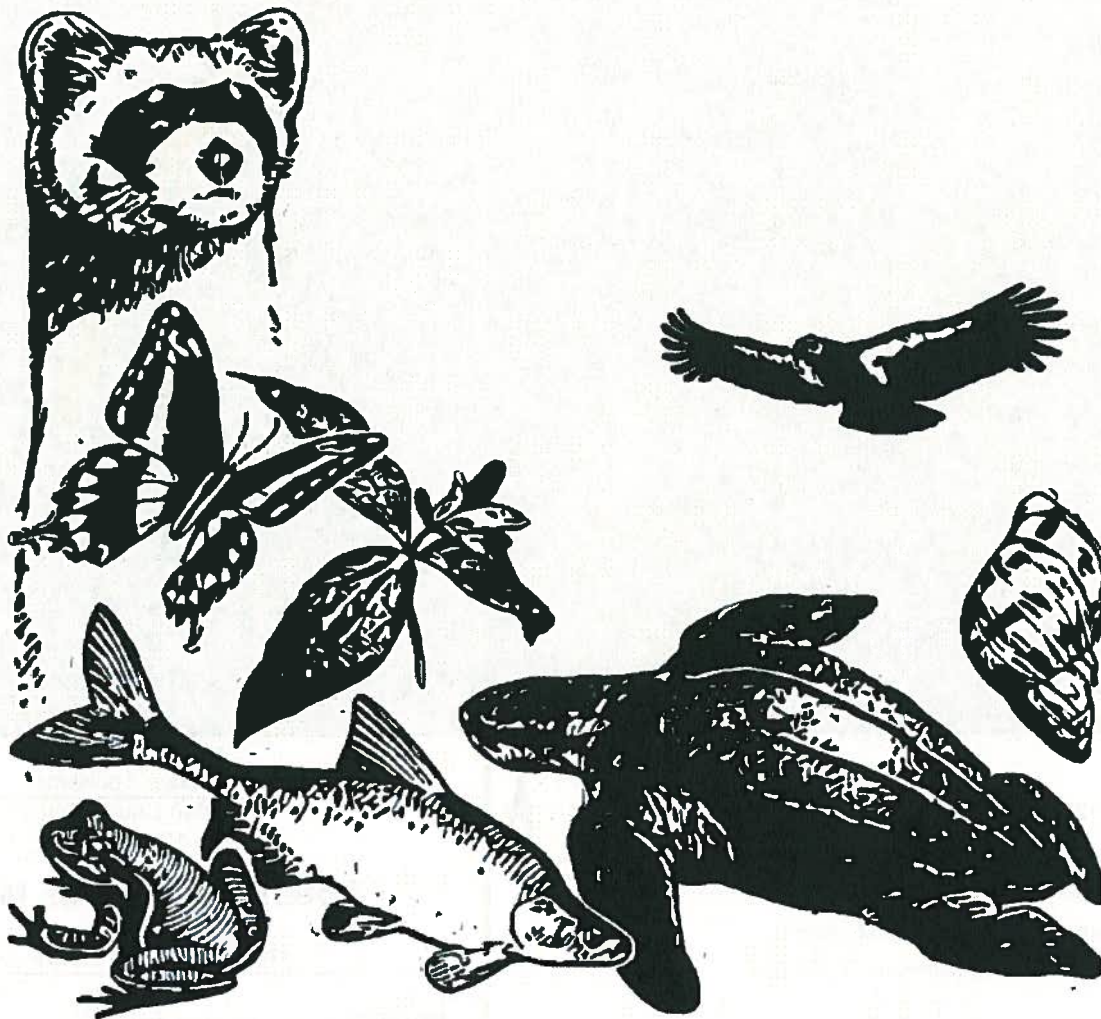


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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

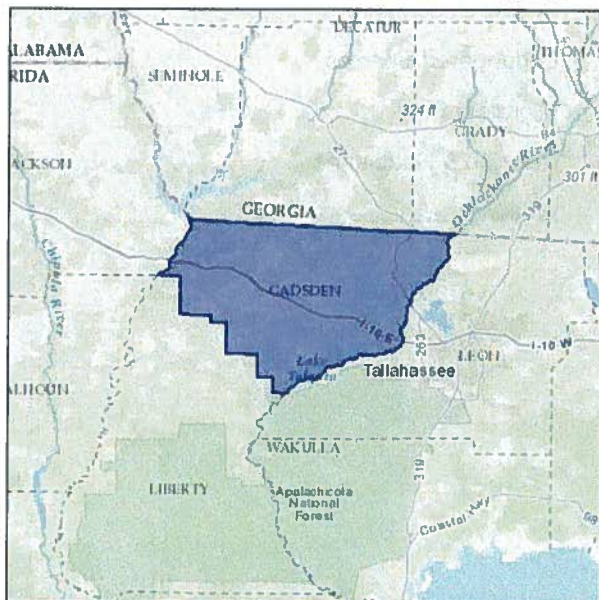
Gadsden SSI

LOCATION

Gadsden County, Florida

IPAC LINK

<https://ecos.fws.gov/ipac/project/EDTTD-VX3AB-B6LEG-AMUCB-KPWPWI>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Panama City Ecological Services Field Office

1601 Balboa Avenue

Panama City, FL 32405-3792

(850) 769-0552

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Birds

Red-cockaded Woodpecker *Picoides borealis* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B04F

Wood Stork *Mycteria americana* Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06O

Clams

Fat Threeridge (mussel) *Amblema neislerii* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F032

Gulf Moccasinshell *Medionidus penicillatus* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F03M

Ochlockonee Moccasinshell *Medionidus simpsonianus* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F03N

Oval Pigtoe *Pleurobema pyriforme* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F02S

Purple Bankclimber (mussel) *Elliptoideus sloatianus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F02E

Shinyrayed Pocketbook *Lampsilis subangulata* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F02Y

Conifers and Cycads

Florida Torreya *Torreya taxifolia* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=R006

Fishes

Atlantic Sturgeon (gulf Subspecies) *Acipenser oxyrinchus (=oxyrhynchus) desotoi* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E04W

Flowering Plants

- American Chaffseed** *Schwalbea americana* Endangered
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q214
- Chapman Rhododendron** *Rhododendron chapmanii* Endangered
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q215
- Fringed Campion** *Silene polypetala* Endangered
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q21P
- Gentian Pinkroot** *Spigelia gentianoides* Endangered
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q21W
- Miccosukee Gooseberry** *Ribes echinellum* Threatened
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q217

Reptiles

- Eastern Indigo Snake** *Drymarchon corais couperi* Threatened
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C026
- Gopher Tortoise** *Gopherus polyphemus* Candidate
CRITICAL HABITAT
No critical habitat has been designated for this species.
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C044

Critical Habitats

This location overlaps all or part of the critical habitat for the following species:

- Ochlockonee Moccasinshell Critical Habitat** Final designated
https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=F03N#crithab

Oval Pigtoe Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=F02S#crithab

Purple Bankclimber (mussel) Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=F02E#crithab

Shinyrayed Pocketbook Critical Habitat Final designated

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=F02Y#crithab

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/akn-histogram-tools.php>

The following species of migratory birds could potentially be affected by activities in this location:

American Kestrel <i>Falco sparverius paulus</i> Year-round	Bird of conservation concern
American Oystercatcher <i>Haematopus palliatus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0G8	Bird of conservation concern
American Bittern <i>Botaurus lentiginosus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F3	Bird of conservation concern
Bachman's Sparrow <i>Aimophila aestivalis</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B07F	Bird of conservation concern

Bald Eagle <i>Haliaeetus leucocephalus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008	Bird of conservation concern
Black Rail <i>Laterallus jamaicensis</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09A	Bird of conservation concern
Brown-headed Nuthatch <i>Sitta pusilla</i> Year-round	Bird of conservation concern
Chuck-will's-widow <i>Caprimulgus carolinensis</i> Season: Breeding	Bird of conservation concern
Common Ground-dove <i>Columbina passerina exigua</i> Year-round	Bird of conservation concern
Henslow's Sparrow <i>Ammodramus henslowii</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09D	Bird of conservation concern
Kentucky Warbler <i>Oporornis formosus</i> Season: Breeding	Bird of conservation concern
Le Conte's Sparrow <i>Ammodramus leconteii</i> Season: Wintering	Bird of conservation concern
Least Bittern <i>Ixobrychus exilis</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092	
Lesser Yellowlegs <i>Tringa flavipes</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern
Marbled Godwit <i>Limosa fedoa</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL	Bird of conservation concern
Mississippi Kite <i>Ictinia mississippiensis</i> Season: Breeding	Bird of conservation concern
Nelson's Sparrow <i>Ammodramus nelsoni</i> Season: Wintering	Bird of conservation concern
Painted Bunting <i>Passerina ciris</i> Season: Breeding	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern

Prairie Warbler <i>Dendroica discolor</i> Season: Breeding	Bird of conservation concern
Prothonotary Warbler <i>Protonotaria citrea</i> Season: Breeding	Bird of conservation concern
Red Knot <i>Calidris canutus rufa</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0DM	Bird of conservation concern
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> Year-round	Bird of conservation concern
Rusty Blackbird <i>Euphagus carolinus</i> Season: Wintering	Bird of conservation concern
Seaside Sparrow <i>Ammodramus maritimus</i> Year-round	Bird of conservation concern
Sedge Wren <i>Cistothorus platensis</i> Season: Wintering	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Sprague's Pipit <i>Anthus spragueii</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0GD	Bird of conservation concern
Swainson's Warbler <i>Limnothlypis swainsonii</i> Season: Breeding	Bird of conservation concern
Swallow-tailed Kite <i>Elanoides forficatus</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0GB	Bird of conservation concern
Wood Thrush <i>Hylocichla mustelina</i> Season: Breeding	Bird of conservation concern
Worm Eating Warbler <i>Helmitheros vermivorum</i> Season: Migrating	Bird of conservation concern
Yellow Rail <i>Coturnicops noveboracensis</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JG	Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Wetland data is unavailable at this time.

January 24, 2017

New Moon Farms, LLC
308 Scotland Road
Havana, FL 32333

Dear Ms. Kirkland,

New Moon Farms, LLC is pleased for our site to have made it through the Phase 2 of the Strategic Sites Inventory program and to be in consideration as part of the four-county Freight Logistics Zone study being conducted in Gadsden, Liberty, Gulf and Franklin counties. As you are aware, the 567 acres of New Moon Farms, LLC, in combination with the 53 acres of Clara Farm, Inc in Gadsden County have successfully completed the Phase II desktop Engineering and Environmental due diligence of the program. Together, these parcels, designated as Site 001 in the Gadsden County Development Council work, have received a conceptual rail layout from the Genesee & Wyoming Railroad as depicted in Attachment 1.

Going forward New Moon Farms, LLC is preparing for Phase III designation to include, but not limited to, a conceptual property subdivision plan, proposed designation as highest and best use as an Intermodal Logistics Center (ILC) and the establishment of an Option Agreement with the Gadsden County Development Council to position the site for sale at a competitive price and for public grant funds to continue into Phase IV due diligence, to include, but not limited to a Phase I Environmental permit.

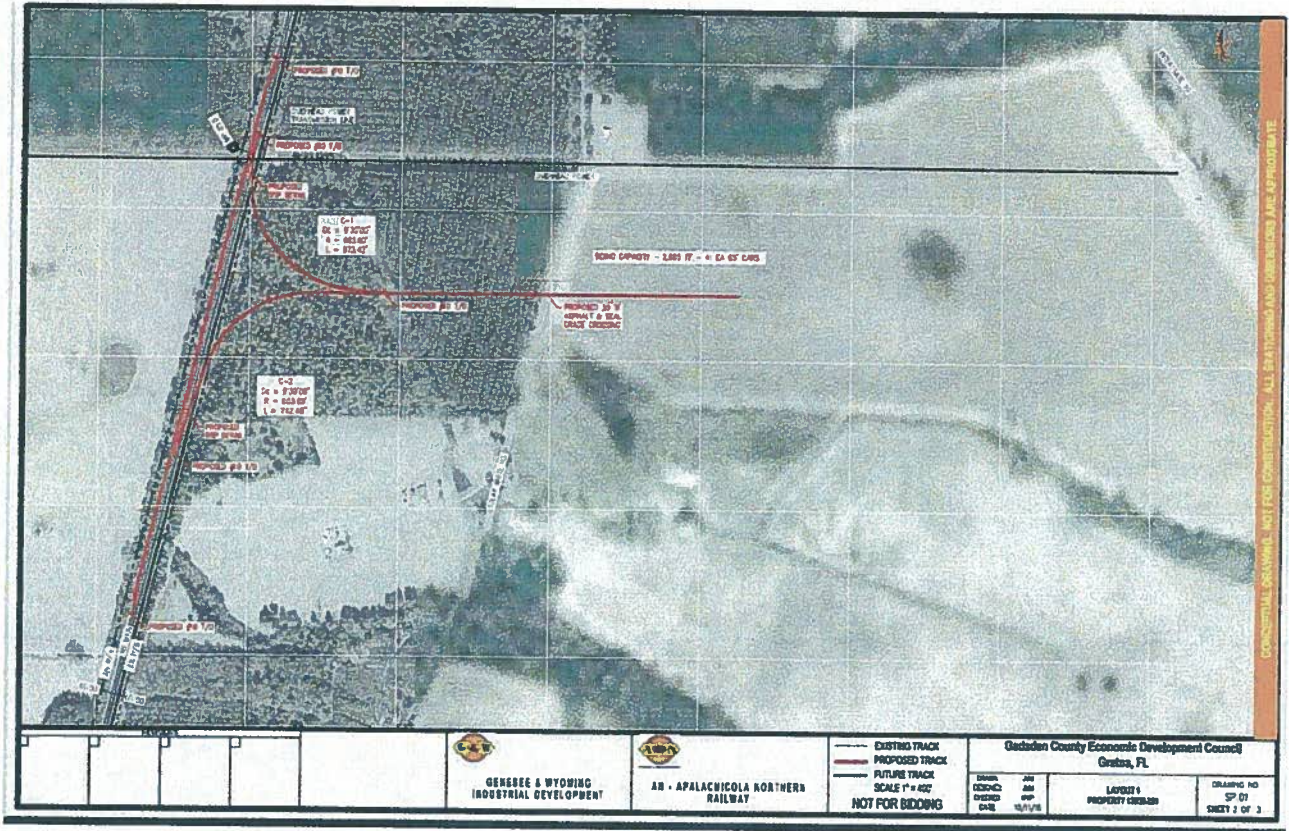
Thank you for bringing to our attention the work you are doing to position this region as Manufacturing, Logistics and Distribution Corridor of Florida. We are pleased to be a part of this process and to better understand where we can play an important role in bringing jobs to North Florida.

Sincerely,



Alvaro Gamboa, Principal
New Moon Farms, LLC

Attachment 1



GENESEE & WYOMING
INDUSTRIAL DEVELOPMENT



AN - APALACHICOLA NORTHERN
RAILWAY

EXISTING TRACK
PROPOSED TRACK
FUTURE TRACK
SCALE 1" = 400'
NOT FOR BIDDING

Ocala County Economic Development Council
Ocala, FL

DATE: 12/1/18
BY: JWP

LAYER 1
PROPERTY RELIANCE

DRAWING NO.
SP 01
SHEET 2 OF 3

FRANKLIN COUNTY: SSI PHASE I

- *Client Review Meeting Minutes*
- *Parcel Report*
- *County SSI Index Map*
- *Individual SSI Site Maps*

Franklin County Stakeholder Highlights FLZ Project: Meeting #1
December 5, 2016

Attending:

Franklin County FLZ Stakeholder Meetings December 5, 2016	
NAME	Contact Info, Phone, email
Kwentin Eastberg	ARPC Staff, 850-488-6211, kwentin@arpc.com
Chris Ventre	Leotta Design Group, 772-947-2222, chris@leottadesign.com
Beth Kirkland	BRPH 850-212-1056, beth@brph.com
Mark Curran	Franklin County, 850-683-9783, mark@curran.com
John Collins (A&N, INC.)	850-677-8850, jcollins@AANDINC.com
Jason Tubitt	RADF Airport, 201-772-6225, jrtubitt@radf.com
	6212 6222-7

- Chris Holley gave an introduction to the project providing a background of funding, explanation of the deliverables, time table for submission and completion, and a high-level summary of the Site Selection Process.
- Beth Kirkland was there representing BRPH and the marketing of North Florida as a freight commodity and promoting this project would be a good thing for the region.
- Chris Ventre, of the Leotta Design Group was there to shed more light on how exactly the SSI process took place and having a few parcels to look at specifically for Phase 1 can help to identify early on if these sites are developable.
- Franklin County Planning and Building Staff was on hand to provide maps, visual aids, and local knowledge of parcel and property ownership in their county.
- The goal remained the same, to find property that was near the rail, or had access to the rail line, incorporating the road infrastructure and trying to utilize the airport which has relatively close proximity to the rail line.
- Franklin County Staff confessed that much of the land that fit the above description was either to wet (wetland) to develop or was part of the State and National Forests, sharing similar issues with Liberty County.
- Franklin County Staff did mention a few possible sites that were privately owned that fit the descriptions.
- The First site was along the rail and U.S. 98 corridor. Several contiguous parcels were owned by the same group and Mr. Holley said he planned to meet with them later in the week and might be able to discuss with them their interest in the project.
- The next site was closer to the airport but has some residential zoning adjacent to it that might be potentially problematic for freight as there is not much developable land to connect these parcels to the airport, however they do have rail frontage.
- There were also a few parcels up into the forested areas along State Road 65 that were privately owned but were smaller parcels, however they were made known to the Mr. Ventre and the Leotta Design Group.
- After looking at the map another recommendation was made from Mr. Eastberg, ARPC Staff, utilizing the existing abandoned rail spurs that remained in place that had access to the airport via existing infrastructure. This site was the old A&N yard. Again, it faces similar zoning issues with residential very close to this site.
- There was discussion about how important access to the airport would be. It was identified to be potentially difficult however it was something that we wanted to include in the final product if possible.

Franklin County Stakeholder Highlights FLZ Project: Meeting #2
January 17, 2016

Attending: Mark Cureton
Chris Holley
Victor Leotta
Chris Ventre
Warren Yeager
Bruce Ballister

- Victor opened the meeting with introductions of his GIS operator Chris Ventre and others in the room.
- He indicated that they had examined many of the large parcels in western Franklin Co. between Hwy 98 and the RR and found none without encumbrances.
- Site 1 is a large tract immediately west of the Apalachicola Airport. Per Mark and Bruce, partial ownership by TIITF not available in any foreseeable future. 978 acres but over 500 in wetlands. Useable tract through center could connect RR with airport property. Access road to the south probably an extension of work camp entrance road. About 150 ac. Net. Site has City of Apalach WWTP included. Not sure of reserve capacity. Rank 4
- Site 2 tucked into western crossed runways. Also accessed via work camp road extension. Mark expressed concerns about height of development impacting pilot visibility, as there is no control tower at the airport. 65 ac site has 23 wetland acres center and southern edge. Probable development would be aviation related or dependent. Franklin Co. ownership. Rank 5
- Site 3 tucked into northern crossed runways. 122 acres with only 4 acres in wetlands. Dry site with access probably from Bluff Rd to the NE across end or 180 runway. Franklin Rank 4
- Site 4 is east of Airport Rd with frontage. Owned by City and St. Joe. The City property is least impacted by wetlands. The City property may be encumbered by commitment to develop wwtp sprayfield. Large contiguous area if not impacted by DEP. Rank 4
- Site 5 50 ac site in Eastpoint west side of Hwy 65 with frontage. 16ac in wetlands. Owner Eastpoint Water and Sewer may have purchased this property as sprayfield property. Rank 2
- Site 6 232 ac site east of Hwy 65 with frontage. Owners Gramercy plantation had original plans for golf course on the site. No known current intent. May be issues on a development due to political unease on the BOCC and homeowners. Rank 3
- Mark Cureton had no other suggestions for other sites not identified in the phase I.

SITE PARCEL REPORT

COUNTY FRANKLIN

SITE ID		12037-001	
	OWNER NAME	PARCEL ID #	ACRES
	CITY OF APALACHICOLA	09-09S-08W-0000-0020-0000	12.2
	DSW HOLDING LLC	04-09S-08W-0000-0010-0000	319.2
	BOARD OF TRUSTEES OF TIITF	04-09S-08W-0000-0020-0010	89.7
	CITY OF APALACHICOLA	05-09S-08W-0000-0010-0000	165.7
	DSW HOLDINGS	32-08S-08W-0000-0010-0000	390.8

SITE ID		12037-002	
	OWNER NAME	PARCEL ID #	ACRES
	FRANKLIN COUNTY	03-09S-08W-0000-0010-0000	65.4

SITE ID		12037-003	
	OWNER NAME	PARCEL ID #	ACRES
	FRANKLIN COUNTY	03-09S-08W-0000-0010-0000	122.5

SITE ID		12037-004	
	OWNER NAME	PARCEL ID #	ACRES
	FRANKLIN COUNTY	02-09S-08W-0000-0880-0000	103.3
	ST JOSEPH LAND & DEV CO	02-09S-08W-0000-0890-0000	107.0

SITE ID		12037-006	
	OWNER NAME	PARCEL ID #	ACRES
	EASTPOINT WATER & SEWER	22-08S-06W-0000-0010-0000	49.3

SITE ID		12037-007	
	OWNER NAME	PARCEL ID #	ACRES
	GRAMERCY PLANTATION L.C.	22-08S-06W-0000-0020-0000	209.0
	GRAMERCY PLANTATION L.C.	22-08S-06W-0000-0020-0020	24.1

SITE PARCEL REPORT

Average Acres	138.2	Max Acres	390.8	Min Acres	12.2
Sum Acres	1,658.0				

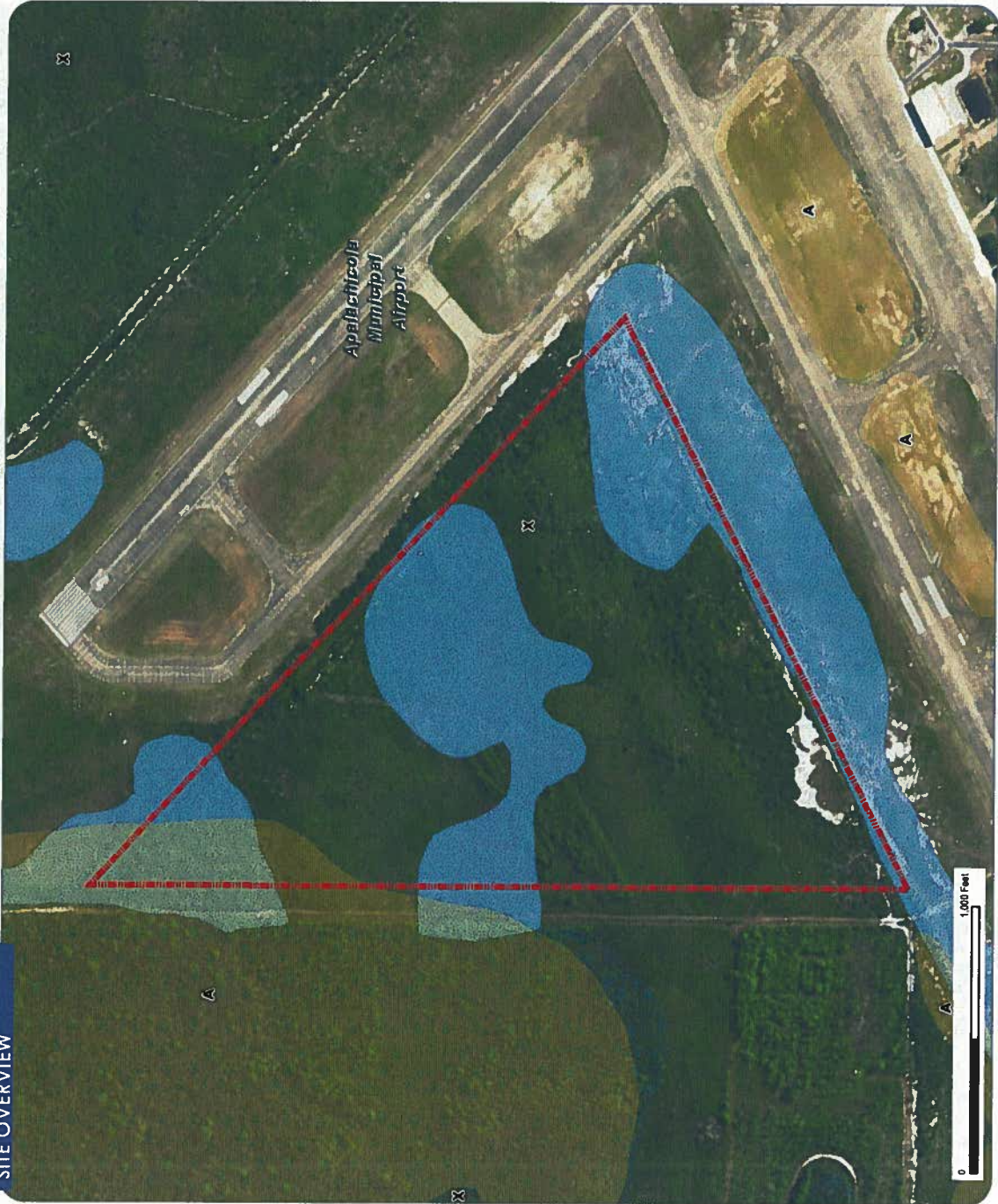
SITE PARCEL REPORT

SITE ID: 12037-002
Franklin County

65.4 ACRES (GIS)



SITE OVERVIEW



NOTES

LI-D SITE ID: 12037-002
LATITUDE: 29.72779
LONGITUDE: -85.0354115

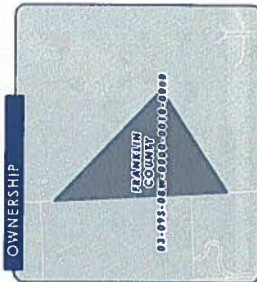
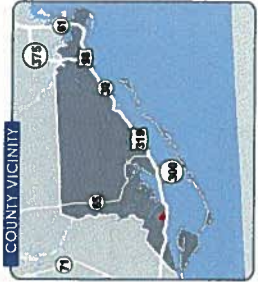
FEMA FLOOD ZONE A
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

FEMA FLOOD ZONE AE
FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NW POTENTIAL WETLANDS: YES
WETLAND ACRES: 23.5

LEGEND

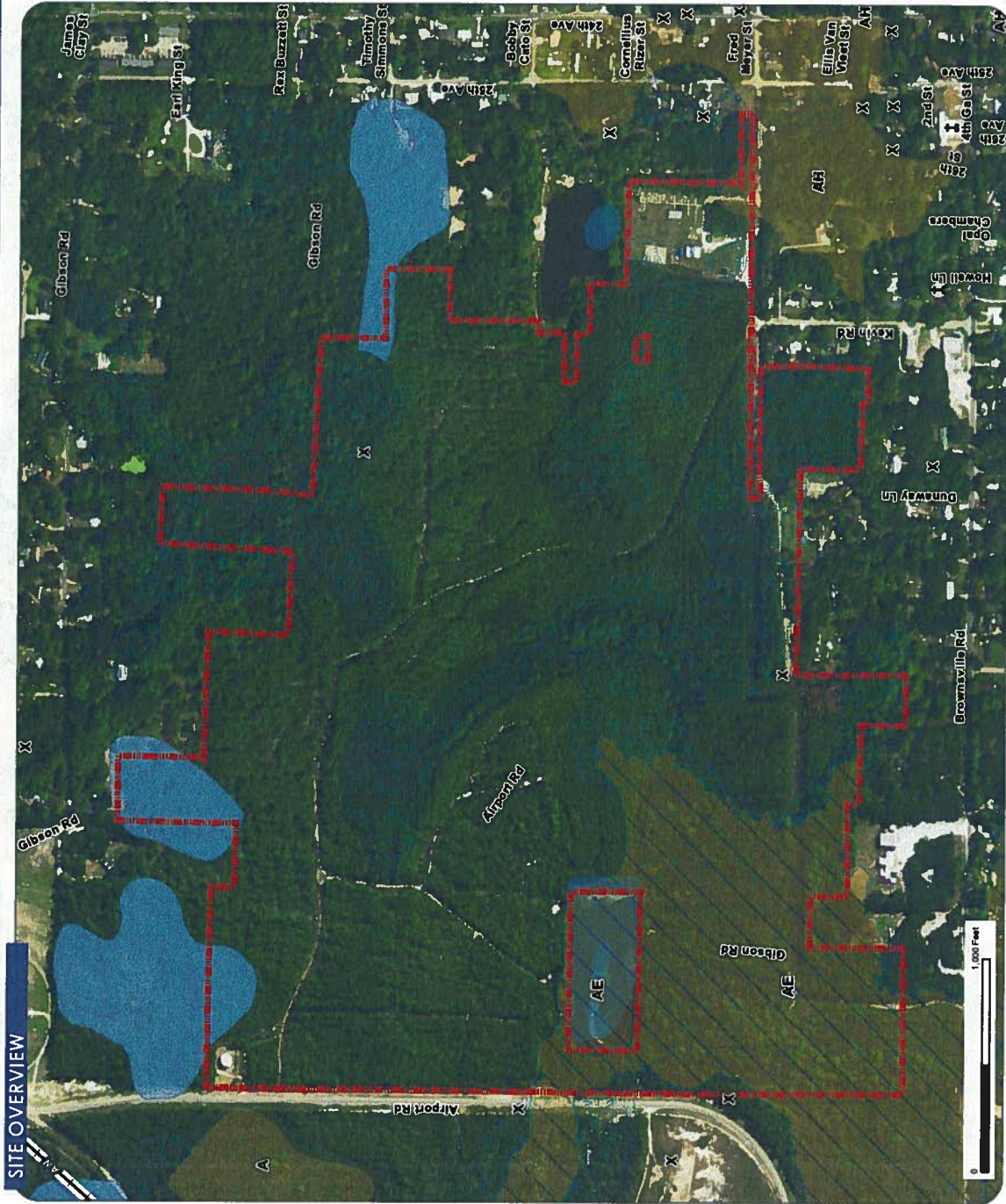
- Public Right of Way
- Electrical Transmission
- School
- Church
- Cemetery
- Fire Stations
- Airports
- Hospitals
- Intermodal Terminal Facility
- Inhabitable
- Armed Mail, are Divided
- SS Roads
- PMO Conservation Lands
- Parks
- Wide Mgt. Area
- Interchange
- Oil and Gas Wells
- Rail
- Abandoned
- Maritime Active
- Non-Maritime Active
- Potential Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



DISCLAIMER: This document was created from GIS data from various county, state, federal, and proprietary sources. The accuracy of the information presented in this document is not guaranteed. The user assumes all responsibility for the accuracy of any property lines, dimensions, and other information derived from these sources. Leotta Location + Design LLC and its employees do not warrant the accuracy of any property lines, dimensions, or other information presented in this document nor does it guarantee the accuracy of any property lines, dimensions, or other information presented in this document.

LEOTTA
LOCATION + DESIGN
17170 Perdido Road
Perdido Beach, FL 32561
Office (228) 754-0235

SITE ID: 12037-004 **210.4 ACRES (GIS)**
Franklin County



SITE OVERVIEW

NOTES

LL-D SITE ID: 12037-004
 LATITUDE: 29.733028
 LONGITUDE: -85.01178

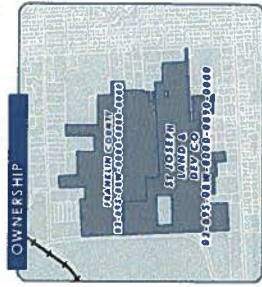
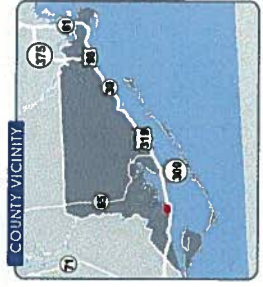
FEMA FLOOD ZONE: A
 FLOOD ZONE ACRES: 0
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

FEMA FLOOD ZONE: AE
 FLOOD ZONE ACRES: 33.3
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NW1 POTENTIAL WETLANDS: YES
 WETLAND ACRES: 91.6

LEGEND

- Site
 - Electrical Transmission
 - School
 - Church
 - Cemetery
 - Fire Stations
 - Airports
 - Healthcare
 - Intermodal Terminal Facility
 - Interstate
 - Arterial Major Arterial Divided
 - SS Roads
 - PM4 Conservation Lands
 - Parks
 - Wide Ngl. Area
 - Interchange
 - Oil and Gas Wells
 - Rail
 - Abandoned
 - Maritime Active
 - Non-Maritime Active
- Potential Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- Flood Zone**
- AE
 - AH
 - AO
 - OPEN WATER
 - PE
 - X



LEOTTA
 LOCATION • DESIGN

17170 Perich Road
 Baton Rouge, LA 70804
 Phone: (225) 753-0325
 Office: (225) 753-0325

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SITE ID: 12037-007
Franklin County

233.2 ACRES (GIS)



SITE OVERVIEW



NOTES

IL+D SITE ID: 12037-007
 LATITUDE: 29.744376
 LONGITUDE: -84.826124

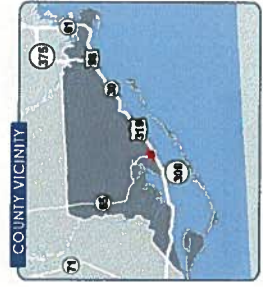
FEMA FLOOD ZONE: AE
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

FEMA FLOOD ZONE: AE
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NW/POTENTIAL WETLANDS: YES
 WETLAND ACRES: 100.2

LEGEND

- Site
 - Electrical Transmission
 - School
 - Church
 - Canalway
 - Fire Stations
 - Airports
 - Heliports
 - Intermodal Terminal Facility
 - Interstate
 - Armed Mail Lane Divided
 - US Roads
 - FIM Conservation Lands
 - Parks
 - Widely Mgt. Area
 - Interchange
 - Oil and Gas Wells
 - Rail
 - Abandoned
 - Maritime Active
 - Non-Maritime Active
 - Potential Wetlands
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Lake
 - Other
 - Riverine
- Flood Zone**
- X500
 - A
 - AE
 - AH
 - AO
 - VE
 - OPEN WATER
 - X



LEOTTA
 LOCATION + DESIGN

17170 Perdido Road
 Gulf Breeze, FL 32561
 Office (904) 753-0925

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A - 3

LIBERTY COUNTY: SSI PHASE I

- *Client Review Meeting Minutes*
- *Parcel Report*
- *County SSI Index Map*
- *Individual SSI Site Maps*

Liberty County Stakeholder Highlights FLZ Project: Meeting #1
December 5, 2016

Attending:

Liberty County FLZ Stakeholder Meeting Dec. 5 th 2016	
Name	Contact info, phone, email.
Kwenda Eastberg	ARPC Staff, (561) 436-4843, keastberg@arpc.ca
Johnny EUBANKS	LIBERTY (817) 570-0222
Chris Ventre	Leotta Location + Design 337-715-6755 chris@leottadesign.com
Chris Rietow	ARPC (850) 322-4761 crietow@thearpc.ca
Chris Holley	GULF COUNTY 850-519-3887

- Chris Holley gave an introduction to the project providing a background of funding, explanation of the deliverables, time table for submission and completion, and a high-level summary of the Site Selection Process.
- Mr. Johnny Eubanks is the stakeholder representing Liberty county and he had several maps he prepared in advance of the meeting to help identify potential sites.
- Mr. Holley explained that Mr. Eubanks' local knowledge was paramount to the process and by him identifying areas of potential or areas that would never work (whether that means the owner wouldn't sell, or wetland etc.) could help narrow sites for Phase 1 work and therefore can stretch the grant funding a little further when sites would begin being assessed.
- Chris Ventre, of the Leotta Design Group was there to shed more light on how exactly the SSI process took place and having a few parcels to look at specifically for Phase 1 can help to identify early on if these sites are developable.
- Mr. Eubanks mentioned a few sites he thought fit the description, (larger sites, with access to rail/road with private owners who might be interested in selling)
- The first site was located on the Liberty/Gadsden county line. The Lowery chip mill site has about 60 acres in Liberty county and another 75 contiguous acres in Gadsden county with a rail siding. He confessed that there would need to be some infrastructure improvements, particularly to the road to access the mill site.
- Another site was around Telogia, several hundred acres may be available also with a rail siding. May be smaller parcels but can add up to the acreage needed.
- Another site was down in Sumatra at the site where the A&N line used to have a Maintenance shop, thinks there was road connections to Wakulla county at this site, also with a rail Spur.
- Lastly near Hosford, a siding with 20 acres to the southside of Telogia Creek might also be an option.
- Other discussion continued about possible uses for the rail in Liberty County. Much stemmed around Timber, but with most of the Timber residing in State and Federally protected forests it is hard to utilize that as a resource.

Liberty County Stakeholder Highlights FLZ Project: Meeting #2
January 17, 2016

Attending: Johnny Eubanks
Victor Leotta
Chris Ventre
Bruce Ballister

- Victor opened the meeting with introductions of his GIS operator Chris Ventre and very brief explanation of the process.
- Johnny opened with pronounced interest in properties to the east of current Telogia Power site. It is currently going through wetlands negotiations with FDEP concerning access easements, and wetland delineation. Prior projects placed narrow easement along east side of existing site blocking access to large track. Victor explained that as property was being assessed by adjacent owner it would not be added to the data base as it was TP's intent to expand operations into said site if FDEP hurdles could be overcome. It would not be available for marketing to new businesses. Rank 0
- Site 1 location in hamlet of Sumatra adjacent to traditional lay-down yard for AN RR. NWI wetlands cover almost 50 of the 126 acres. Bank owned, easily marketed. Adjacent to Nat'l Forest. No wet utilities. Rank 4
- Site 2 location in Telogia, three owners. One site currently being used as a steel recycling yard. Others used for storage and parking of forestry equipment and chip trailers. Definite need for Phase 2 environmental on recycling yard. The three owners could likely be induced to move for right price. Residential compound at NE corner not likely to be moveable. Rank 4
- Site 3 This Large tract north of Hosford in Lawry. The 252 ac tract is at the eastern intersection of Hwy65 and the AN RR. The site has great potential but is limited by it's ownership, the Hosford family that has shown particular opposition to development in this part of Liberty County in the past. The site contains the homestead of "Judge" Hosford. No RR access. Rank 2
- Site 4 The largest tract in the list, site 4 has 1,180 acres with large upland areas suitable for development. West of Site 3, the site extends northerly to a be directly west of the Georgia Pacific site. This site is further removed from the Hosford homesite, but its combined ownership listings all within that family. Not likely to be developed. Rank 2
- Site 5 The 73ac site is located near the Liberty/Gadsden line on Lowery Industrial Rd. Its central area is clear of wetlands and has existing bulk loading equipment for cut timber and chips. Site 5 is considered available. In addition to its existing loading equipment, it has a siding off the AN mainline. Immediate access to 75KW line. The site is known to have had a blown electrical transformer and would need to have an environmental Phase II review and possible cleanup for PCB contamination. Rank 5
- Site 6 It is across the road from Site 5 and includes a 55 acre site owned Sunshine State Cypress, formerly operated as a lumber yard. The remainder of the 925 ac site is in raw timberland with wetland fingers. It is considered to be on the market. Rank 5

SITE PARCEL REPORT

COUNTY LIBERTY

SITE ID	12077-001		
	OWNER NAME	PARCEL ID #	ACRES
	DAIL, JEANNE	019-5S-7W-02149 115	19.0
	CENTENNIAL BANK	019-5S-7W-02149 117	107.5

SITE ID	12077-002		
	OWNER NAME	PARCEL ID #	ACRES
	BROWN, RICHARD G.	026-1S-6W-00699 000	20.1
	KYLE EXCAVATING, INC.	026-1S-6W-00699 001	12.7
	EDDLEMAN, BUD AND DEBBIE L.	026-1S-6W-00699 002	11.4
	BROWN, RICHARD G.	026-1S-6W-00699 000	20.1
	KYLE EXCAVATING, INC.	026-1S-6W-00699 001	12.7
	EDDLEMAN, BUD AND DEBBIE L.	026-1S-6W-00699 002	11.4

SITE ID	12077-003		
	OWNER NAME	PARCEL ID #	ACRES
	HOSFORD, JAMES D.	006-1S-5W-00083 007	12.9
	MOORE, THOMAS L. JR. & DEBRA	006-1S-5W-00083 022	8.1
	HOSFORD, KENNETH L. & GEORGIA	006-1S-5W-00081 000	9.4
	HOSFORD, KENNETH L. & GEORGIA	006-1S-5W-00083 003	23.6
	SCAFF, TERESA AND GARY	006-1S-5W-00083 018	4.6
	HOSFORD, KENNETH L.	006-1S-5W-00084 001	16.3
	HOSFORD, KENNETH L., DUNCAN &	006-1S-5W-00086 000	12.8
	HOSFORD, JOHN & KAREN R.	006-1S-5W-00090 000	20.5

SITE PARCEL REPORT

HOSFORD, 006-1S-5W-00090 001 143.5
 KENNETH,
 DUNCAN &

SITE ID 12077-004

OWNER NAME	PARCEL ID #	ACRES
WARE, HOLLAND M AS TRUSTEE OF	001-1S-6W-00363 000	316.3
HOSFORD, KENNETH L. & GEORGIA	001-1S-6W-00364 000	149.8
HOSFORD, KENNETH L & GEORGIA A	001-1S-6W-00365 000	164.1
HOSFORD, KENNETH L. AND	006-1S-5W-00083 019	6.3
HOSFORD, KENNETH L.	006-1S-5W-00084 001	29.1
HOSFORD, KENNETH L. & GEORGIA	006-1S-5W-00085 000	26.8
WARE, HOLLAND M AS TRUSTEE OF	036-1N-6W-00362 000	484.7

SITE ID 12077-005

OWNER NAME	PARCEL ID #	ACRES
PREMIER BANK	030-1N-5W-00071 002	72.6

SITE ID 12077-006

OWNER NAME	PARCEL ID #	ACRES
WARE, HOLLAND M AS TRUSTEE OF	028-1N-5W-00069 001	36.0
WARE, HOLLAND M AS TRUSTEE OF	029-1N-5W-00070 001	416.3
	030-1N-5W-00071-000	402.9
SUNSHINE STATE CYPRESS, INC.	030-1N-5W-00071 001	68.3

Average Acres	91.0	Max Acres	484.7	Min Acres	4.6
Sum Acres	2,639.9				

SITE PARCEL REPORT

SITE ID: 12077-006 **925.3 ACRES (GIS)**
 Liberty County



SITE OVERVIEW



NOTES

LI-D SITE ID: 12077-006
 LATITUDE: 30.454482
 LONGITUDE: -84.744482
 FEMA FLOOD ZONE: A
 FLOOD ZONE ACRES: 211.3
 FLOOD ZONE DEFINITION: An area subject to 1% annual chance flooding for which no BEEs have been determined.
 FEMA FLOOD ZONE: AE
 FLOOD ZONE ACRES: 0
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BEEs have been determined.
 NWI POTENTIAL WETLANDS: YES
 WETLAND ACRES: 204.1

LEGEND

Site	Flood Zone A	Electrical Transmission	Flood Zone AE	School	Flood Zone AH	Church	Flood Zone AO	Cemetery	Fire Station	Flood Zone OPI IN WATER	Airport	Healthcare	Flood Zone VE	X
Rail	Abandoned	Intermodal Transfer Facility	Parks	Interstate	Wetlands	Highway	Non-Marine Active	SS Roads	FPM Conservation Lands	Other	Potential Wetlands	Educational and Marine Deeper	Freshwater Emergent Wetland	Freshwater Forested/Shrub Wetland
Oil and Gas Wells	Wetlands	Abandoned	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands	Wetlands

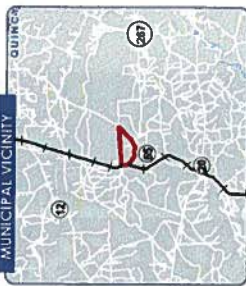
STATE VICINITY



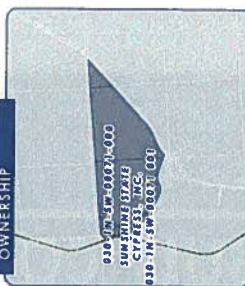
COUNTY VICINITY



MUNICIPAL VICINITY



OWNERSHIP



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Project: 12077-006
 Date: 08/11/2023
 Author: [Name]
 Reviewer: [Name]
 Scale: 1:10,000
 Units: Feet
 Projection: NAD83
 Data Source: [List of sources]

LEOTTA
 LOCATION & DESIGN
 17170 Perkins Road
 Baton Rouge, LA 70810
 Office (225) 753-0025

GULF COUNTY: SSI PHASE I

- *Client Review Meeting Minutes*
- *Parcel Report*
- *County SSI Index Map*
- *Individual SSI Site Maps*

SITE PARCEL REPORT

COUNTY

GULF

SITE ID	12045-017		
	OWNER NAME	PARCEL ID #	ACRES
	THE ST JOE COMPANY	02975-000R	147.4
	THE ST JOE COMPANY	02978-000R	149.3

SITE ID	12045-018		
	OWNER NAME	PARCEL ID #	ACRES
	THE ST JOE COMPANY	02974-000R	13.5
	THE ST JOE COMPANY	02974-000R	164.5

SITE ID	12045-019		
	OWNER NAME	PARCEL ID #	ACRES
	THE ST JOE COMPANY	02974-000R	23.7
	THE ST JOE COMPANY	02784-000R	1.0
	THE ST JOE COMPANY	02975-000R	20.8
	THE ST JOE COMPANY	02974-050R	79.7

SITE ID	12045-020		
	OWNER NAME	PARCEL ID #	ACRES
	ST JOSEPH LAND & DEV CO	02973-003R	48.0
	ST JOSEPH LAND & DEV CO	02973-003R	162.3

SITE ID	12045-021		
	OWNER NAME	PARCEL ID #	ACRES
	APALACHICOLA NORTHERN RR	02997-000R	20.6
	APALACHICOLA NORTHERN RR	03013-000R	64.6
	ST JOSEPH LAND & DEV CO	02995-000R	31.1

SITE ID	12045-023		
	OWNER NAME	PARCEL ID #	ACRES

SITE PARCEL REPORT

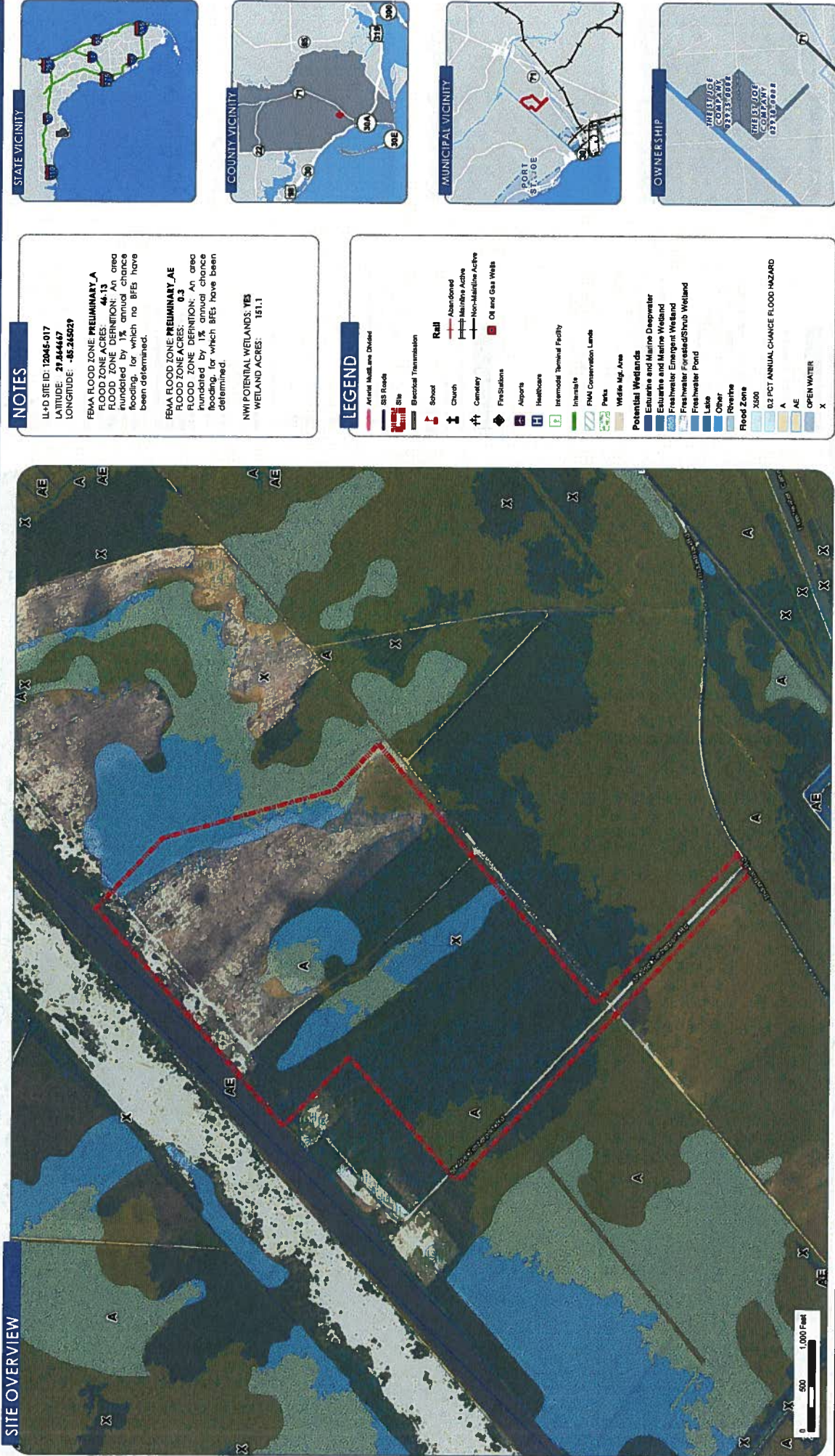
DESERET 03030-000R 139.5
RANCHES OF N
FL LLC

SITE ID 12045-024

OWNER NAME **PARCEL ID #** **ACRES**
DESERET 03073-000R 158.3
RANCHES OF N
FL LLC

Average Acres 81.6 Max Acres 164.5 Min Acres 1.0
Sum Acres 1,224.1

SITE PARCEL REPORT



SITE OVERVIEW

NOTES

IL-VD SITE ID: 12045-017
 LATITUDE: 27.864447
 LONGITUDE: -85.245927

 FEMA FLOOD ZONE: **PRELIMINARY_AE**
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

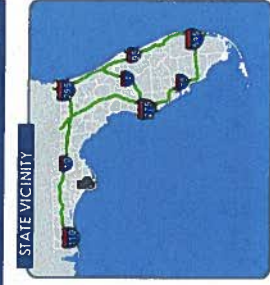
 FEMA FLOOD ZONE: **PRELIMINARY_A**
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

 FEMA FLOOD ZONE: **PRELIMINARY_X**
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

 NWI POTENTIAL WETLANDS: **YES**
 WETLAND ACRES: 181.1

LEGEND

- Arterial/Highway/State Road
- US Road
- Site
- Electrical Transmission
- School
- Church
- Cemetery
- Fire Stations
- Airports
- Healthcare
- Interstate
- Potential Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Flood Zone
- 2500
- A
- AE
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- OPEN WATER
- X



17170 Port St. Joe Road
 Port St. Joe, GA 31558
 Phone: (229) 743-0325
LEOITTA
 LOCATION • DESIGN

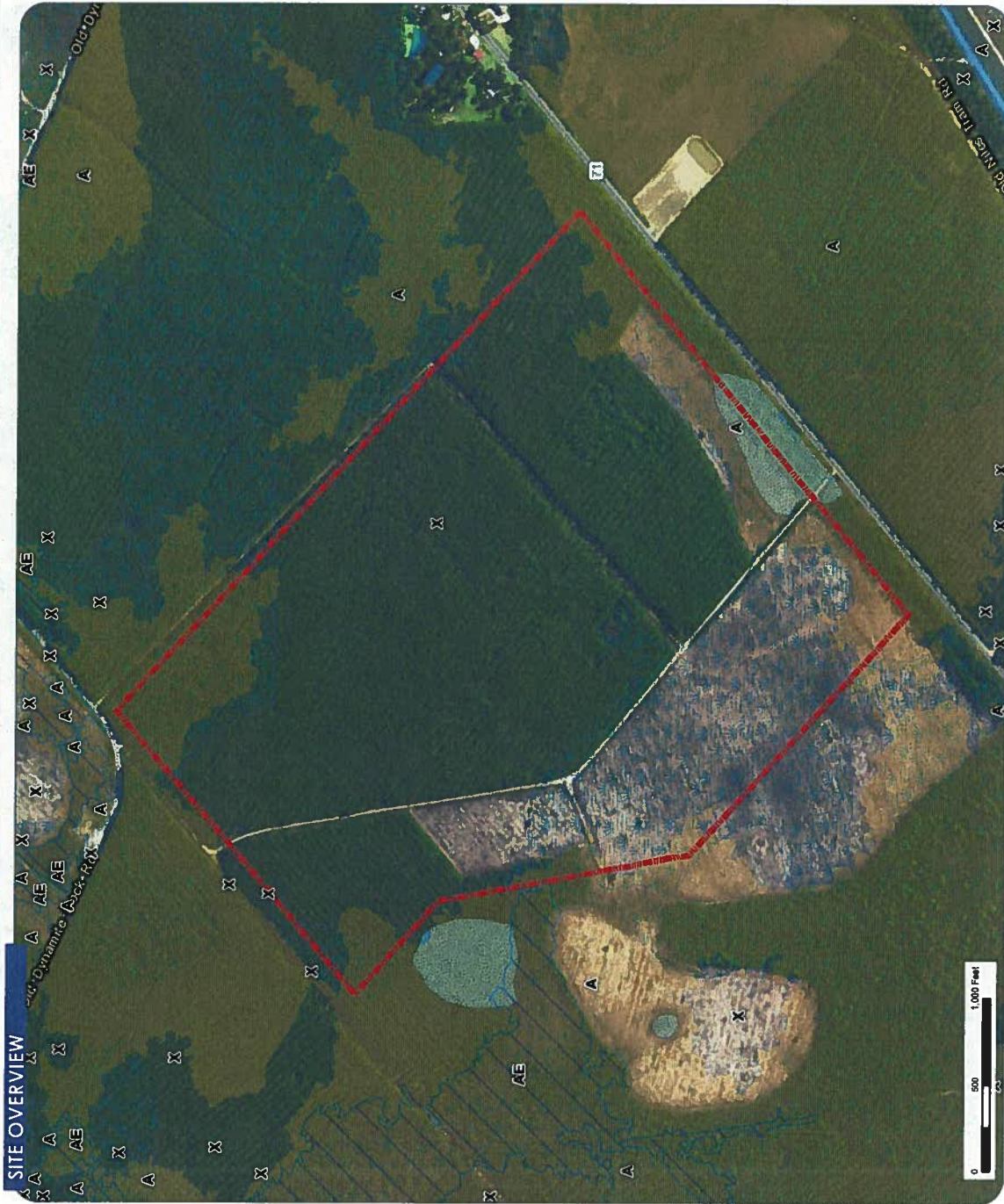
2025-2026. This document was prepared for the client and is not to be used for any other purpose. The information provided is preliminary and subject to change. Preliminary data cannot be used for any final insurance policy or to increase the federal mandatory purchase requirement. Preliminary data will be replaced and updated once all data is available. This preliminary data is provided for informational purposes only and should be used for informational purposes only.

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THIS DOCUMENT CONTAINS FEMA PRELIMINARY DFIRM FLOOD DATA: NOT FOR REDISTRIBUTION

SITE ID: 12045-020 210.5 ACRES (GIS)

Gulf County



NOTES

IL-D SITE ID: 12045-020
 LATITUDE: 31.871374
 LONGITUDE: -85.240544

FEMA FLOOD ZONE PRELIMINARY/A
 FLOOD ZONE DENTITION: AE-5B
 FLOOD ZONE DENTITION: areas
 inundated by 1% annual chance
 flooding, for which no BFEs have
 been determined.

FEMA FLOOD ZONE PRELIMINARY/AE
 FLOOD ZONE DENTITION: 0
 FLOOD ZONE DENTITION: An area
 inundated by 1% annual chance
 flooding, for which BFEs have been
 determined.

NW1 POTENTIAL WETLANDS: YES
 WETLAND ACRES: 44.4

LEGEND

- Armed Military: Shaded
- US Roads
- Site
- Electrical Transmission
- School
- Church
- Cemetery
- Pet Stations
- Airports
- Healthcare
- Intermodal Terminal Facility
- Interstate
- PMA Conservation Lands
- Parks
- Wildlife Mgt. Area
- Potential Wetlands
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
 - Other
- Flood Zone
 - X500
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - OPEN WATER
 - X
- Rail
 - Abandoned
 - Intermodal Active
 - Non-Intermodal Active
- Oil and Gas Wells



LEOITTA LOCATION DESIGN

17170 Perkins Road
 Gulf Breeze, FL 32561
 Office (251) 753-0325

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ARPC



SITE OVERVIEW



NOTES

LL+D SITE ID: 12045-021
 LATITUDE: 29.820314
 LONGITUDE: -86.279138

FEMA FLOOD ZONE: PRELIMINARY_A
 FLOOD ZONE ACRES: 14.72
 FLOOD ZONE DEFINITION: An area bounded by the 1% annual chance flooding for which no BFEs have been determined.

FEMA FLOOD ZONE: PRELIMINARY_AE
 FLOOD ZONE ACRES: 101.58
 FLOOD ZONE DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NW1 POTENTIAL WETLANDS: YES
 WETLAND ACRES: 40.5

LEGEND

- Armed Mail Line Divided
- SB Roads
- Public Site
- Electrical Transmission
- School
- Church
- Cemetery
- Fire Stations
- Airports
- Hospitals
- Intermodal Terminal Facility
- Intrastate
- FIM Conservation Lands
- Parks
- Wetlands
- Potential Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Other
- 2500
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X
- OPEN WATER



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A - 5

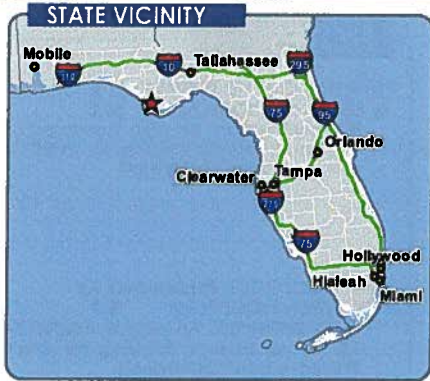
GULF COUNTY:

Site Profiles & SSI Phase II Reports

- *Site 12045-017 Site Profile*
- *Site 12045-019 Site Profile*
- *Site 12045-017 Phase II*

Desktop Environmental Report

Desktop Engineering Report



LEGEND

- ☆ Interchange
- H Healthcare
- Cemeterly
- ⛪ Church
- ⛪ Daycare
- ⛪ Church
- ⛪ Cemeterly
- ⚡ Electrical Transmission
- ⚡ Pipeline
- ⚡ Pipeline
- ⚡ Parks
- ⚡ Parish Boundary
- ⚡ Military Installation
- ⚡ Electrical Transmission
- ⚡ FL Conservation Lands
- ⚡ Brownfield Area
- ⚡ Site Boundary

NOTES

SITE ID: **12045-017**
 LATITUDE: **-85.265029**
 LONGITUDE: **29.864667**

CITY (CLOSEST): **Port St Joe**
 DISTANCE (MI): **1.8**
 POPULATION (2013): **3,445**

MAJOR CITY: **Panama City**
 DISTANCE (MI): **32**
 POPULATION (2013): **36484**

LAND USE: **Timberland**

SURROUNDING LAND USE:
Timberland, Light Industrial

SEWER PROVIDER:
Port St Joe Utility Department

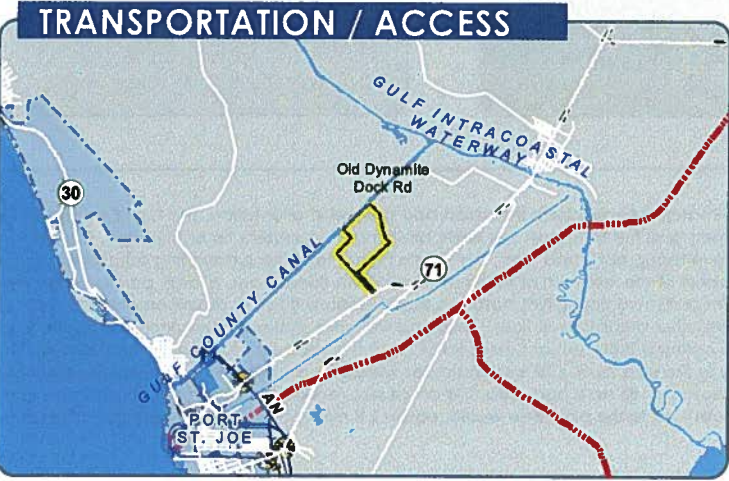
WATER PROVIDER:
Port St Joe Utility Department

GAS PROVIDER:
St Joe Gas Company

ELECTRICITY PROVIDER:
Duke Energy

TELECOMM:
FairPoint, Mediacom

COMMENTS:
 The 297 acre site is located 1.8 miles northeast of the City of Port St Joe between the Gulf County Canal and State Hwy 382. The site's boundary is intended to encompass the high ground of two larger parcels owned by the St Joe Company. A 225' right-of-way extends from the body main area of the site 2,145 ft to provide access to State Hwy 382. The site is currently in timber production as is a majority of the surrounding land. The site has potential access to utilities from the city of Port St Joe and a potential labor pool from Panama City which is located approximately 32 miles to the northwest via US Highway 98.



LEGEND

- Municipal
- Site Boundary
- Airport
- Interchange
- Intermodal Terminal
- Port
- Interstate
- Rail Crossing

Railroads

- Abandoned
- Main sub network
- Non-Mainline Active track
- Out of Service
- Truck-Traveled Route
- Strategic Intermodal System Road
- MultiLine Highway

NOTES

INTERSTATE: **I-10**
 DISTANCE (MI): **69.3**
 EXIT NUMBER: **142**

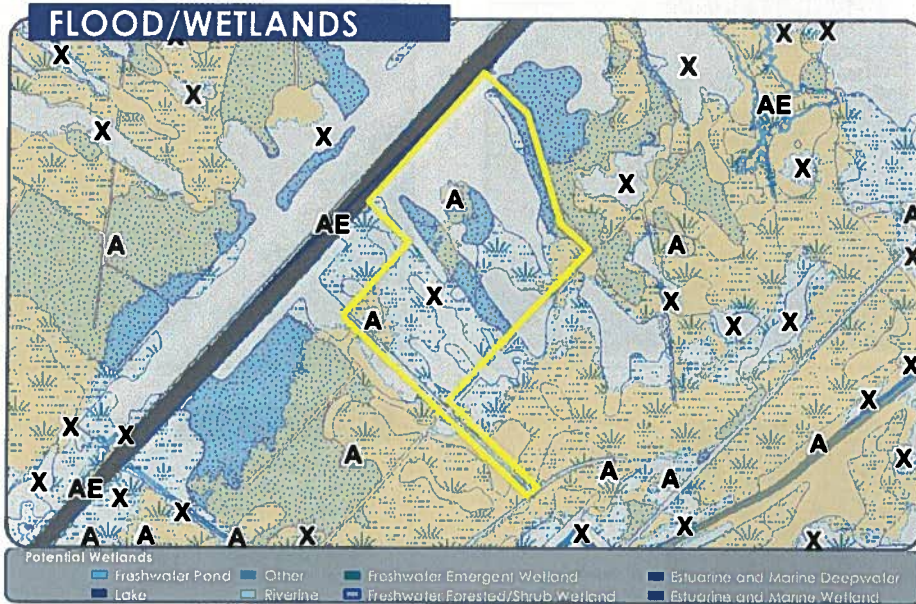
HIGHWAY: **State Road 382**
 DISTANCE (MI): **0**
 FRONTAGE (FT): **225**
 SIS ROAD: **NO**

RAILROAD (Active):
AN Railway
 DISTANCE (MI): **2.4**

AIRPORT:
Apalachicola Regional Airport
 DISTANCE (MI): **25**
 FAA CODE: **AAF**

PORT:
Port St Joe
 DISTANCE (MI): **4**
 DEPTH (FT): **35**

COMMENTS:
 The site has access via State Hwy 382 to State Hwy 71 and US Hwy 98. The AN Railway, which serves Port of Port St Joe and connects with the CSXT Class I mainline, is located 2.4 miles southwest of the site. The Apalachicola Regional Airport (AAF) is located 25 miles away via US Hwy 98. The 2,965 ft of Gulf County Canal frontage gives the site access to the Port of St Joe and the Gulf Intracoastal Waterway (GIWW). The Port of Port St. Joe shipping channel is congressionally authorized to a depth of 35 feet (11 m), providing access the Gulf of Mexico and the GIWW (a federally maintained canal with a channel of 12 feet (3.7 m) deep by 125 feet (38 m) wide, which provides access from St. Marks, FL, to Brownsville, TX)



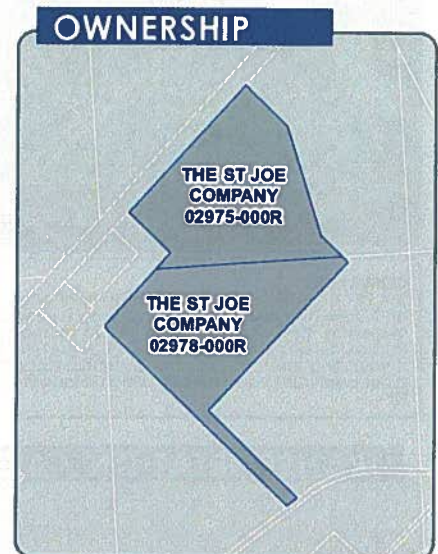
NOTES

FEMA FLOOD ZONE: **PRELIMINARY A**
ACREAGE IN FLOODPLAIN: **46.1**
FEMA DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

FEMA FLOOD ZONE: **PRELIMINARY AE**
ACREAGE IN FLOODPLAIN: **0.3**
FEMA DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NWI POTENTIAL WETLANDS:
YES

ACREAGE: **151.1**



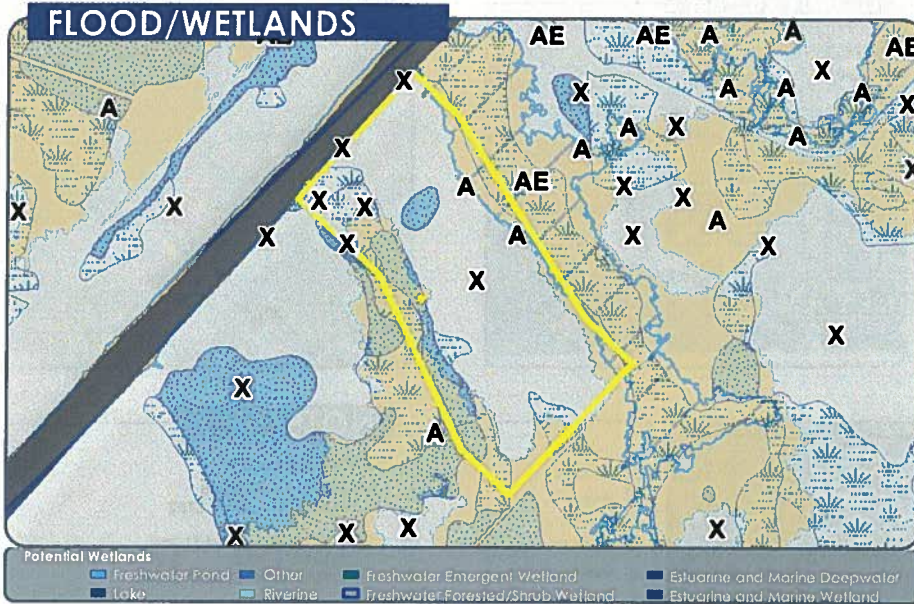
DEVELOPMENT CONSIDERATIONS

The site sits upon the southern end of a ridge-like land form situated approximately 3.5 miles from the coast and parallel in orientation. The Gulf County Canal was dug perpendicular to the coast connecting the Gulf Intracoastal Waterway and the St Joseph Bay while bisecting the southern tip of the ridge. The portion of the ridge leftover to the east of the canal is what makes up the site. Due to its topography and form, the site sits higher than the surrounding adjacent land by 3 to 8 ft. Most of the site is between 15 and 20 ft above sea level. While a majority of the site is out of the Preliminary FEMA flood zones, a large portion of the site, approximately 151.1 acres, is indicated as potential wetlands by National Wetlands Inventory (NWI) data. An approximately 80 acre development pad exists in the upper portion of the site that is free of wetlands and flood zone. There are other areas free of flood zone and wetlands that are non-contiguous to the pad area mentioned above but some wetland mitigation would be necessary to connect them. An access road of 2,145 ft is necessary to provide truck access into the site; an additional 3,200 ft may be necessary to connect the access road to the pad area. If 33 wetland acres were mitigated it could connect an additional 22 non-wet acres to the pad along with the added mitigated acres could result in a 135 acre pad area. This could also reduce the additional access road from 3,200 ft to 1,800 ft. To provide rail access from the existing AN line from the south west to the pad area would require 2.8 miles of track and would also incur some additional mitigation costs.

SOURCE INFORMATION

[Transportation Data] US Highways: US Census Bureau TIGER/Line files; OpenStreetMap; Interstate Interchange: Florida Department of Transportation (FDOT) 2014; Railroads: FDOT 2014; SIS Routes: FDOT 2014; [Community Features] Populated Places: US Census Bureau; Schools: GNIS; Churches: Geographic Names Information System, US Geological Survey (USGS); Cemeteries: Geographic Names Information System, USGS; Hospitals: GNIS; [Environmental Data] Potential Wetlands: USGS National Wetlands Inventory Dataset (NWI); [Aerial Imagery] NAIP 2013; Road Zones: FEMA National Flood Hazard Layer (ArcGIS)

DISCLAIMER: This document was created from GIS data from various parish, state, federal, and proprietary sources. LL+D, LLC does not warranty or guarantee the accuracy or completeness of any information derived from these sources. LL+D, LLC has made no survey of the property represented in this document nor does it guarantee the accuracy of any property lines, dimensions, or acreages derived from the aforementioned data sources.



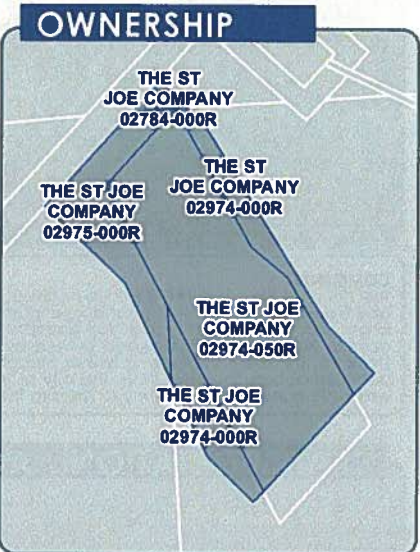
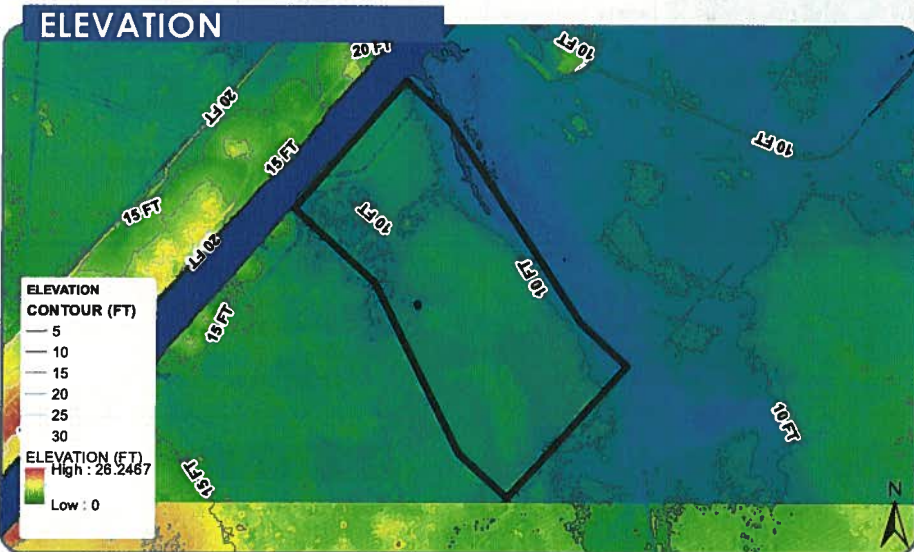
NOTES

FEMA FLOOD ZONE: **PRELIMINARY A**
ACREAGE IN FLOODPLAIN: **25.6**
FEMA DEFINITION: An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

FEMA FLOOD ZONE: **PRELIMINARY AE**
ACREAGE IN FLOODPLAIN: **9.3**
FEMA DEFINITION: An area inundated by 1% annual chance flooding, for which BFEs have been determined.

NWI POTENTIAL WETLANDS:
YES

ACREAGE: **35.9**



DEVELOPMENT CONSIDERATIONS

A majority of the boundary of the site is encumbered by flood zone and potential wetlands. The middle of the site however is mostly free of encumbrances. On the 1,600 ft of canal frontage is 18 acres of a contiguous development area. This area is separated by a 2.2 acre area of wetlands from an approximately 54 acre contiguous development pad. Mitigation of the mentioned 2.2 acre wetland area would allow for a 75 acre contiguous development area. This area would direct access to both the canal and logging road frontages. The truck access to the site is contingent on negotiating a right-of-way with the St Joe Company from the site to Old Dynamite Dock Rd. Potential paths for the access road varying degrees of constraints. Crossing into the site closer to the canal provides for a shorter road and potentially less mitigation costs, however, a ravine/stream that follows near the northeastern site boundary would make this route costly. A potentially more viable option is to utilize the existing logging road mentioned above which may alleviate some of the permitting and mitigation costs associated with crossing the flood zone and wetland area on the eastern border of the site. Utilizing the existing logging road would require 2,800 ft of road improvements. The potential development areas are between 11 and 15 feet in elevation. Most of the flood zone areas are below 11 feet in elevation. The flood zone AE area on the north eastern boundary gets as low as 1 ft in the above mentioned ravine. To provide rail access from the existing AN line from the south west to the pad area would require 3.6 miles of track and would also incur some additional mitigation costs.

SOURCE INFORMATION

[Transportation Data] US Highways: US Census Bureau TIGER/Line files; OpenStreetMap; Interstate Interchange: Florida Department of Transportation (FDOT) 2014; Railroads: FDOT 2014; SIS Routes: FDOT 2014; [Community Features] Populated Places: US Census Bureau; Schools: GNIS; Churches: Geographic Names Information System, US Geological Survey (USGS); Cemeteries: Geographic Names Information System, USGS; Hospitals: GNIS; [Environmental Data] Potential Wetlands: USGS National Wetlands Inventory Dataset (NWI); [Aerial Imagery] NAIP 2013; Flood Zones: FEMA National Flood Hazard Layer (ArcGIS)

DISCLAIMER: This document was created from GIS data from various parish, state, federal, and proprietary sources. LL+D, LLC does not warranty or guarantee the accuracy or completeness of any information derived from these sources. LL+D, LLC has made no survey of the property represented in this document nor does it guarantee the accuracy of any property lines, dimensions, or acreages derived from the aforementioned data sources.

January 23, 2017

HOUSTON, TX
PHONE (281) 397-9016
FAX (281) 397-6637

LAKE CHARLES, LA
PHONE (337) 625-6577
FAX (337) 625-6580

SHREVEPORT, LA
PHONE (318) 797-8636
FAX (318) 798-0478

Leotta Location and Design, LLC
Attn: Mr. Chris Ventre
1720 Kaliste Saloom Rd., Suite C-7
Lafayette, Louisiana 70508

**Re: Gulf County Florida Site Selection, Desktop Natural Resources Assessment
Site 12045-017
CK Project Number 13463**

Dear Mr. Ventre

CK Associates (CK) is pleased to present the following results of a desktop natural resources assessment on an approximate 297-acre site located Gulf County, Florida. The purpose of this assessment is to identify potential Waters of the US (including wetlands), potential suitable habitat and/or designated Critical Habitat for listed Threatened and Endangered species (T&E) and to evaluate potential compensatory mitigation for unavoidable impacts to wetlands.

Methodology

Wetlands

Habitats are considered to be wetlands when they exhibit the following three characteristics: 1) dominated by hydrophytic vegetation, 2) contain indicators of wetland hydrology and 3) are underlain by hydric soils. All three wetland characteristics must be present in order for habitat to be considered a wetland. In order to identify potential wetland areas for this desktop assessment, CK used the following information to determine the presence of hydrophytic vegetation, wetland hydrology and hydric soils within the project area.

- Hydrophytic Vegetation: recent and historical aerial photography, and National Wetlands Inventory (NWI) digital data.
- Wetland Hydrology: USGS Topo Maps, Light Detection and Ranging data (LiDAR), and signatures on aerial photographs
- Hydric Soils: NRCS Web Soil Survey and NRCS 2012 SSURGO dataset from the Florida Geographic Data Library (FGDL)

It is assumed that hydrophytic vegetation is present in areas where wetland signature was observed on aerial photography. Wetland hydrology was assumed present in low lying areas identified from LiDAR data and the USGS Topo Maps, as well as areas where a wetland signature was present on aerial photography. The SSURGO dataset was used to determine the types of soils within the site and the location of hydric soils. Areas where all three wetland characteristics were present within the project area were identified as potential wetlands.

Waters of the US

Waters of the US are aquatic areas that are either navigable or have a significant nexus to a navigable water. These areas are regulated by the United States Army Corps of Engineers (USACE). Navigable waters are “those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce” (33 CFR 329.4). Potential other waters of the U.S. were identified waterbody signature from recent and historical aerial photography, LiDAR, USGS Topo maps, and National Hydrology Dataset (NHD) flowline data.

T&E Species

The US Fish and Wildlife Service (USFWS) uses the Information for Planning and Conservation (IPaC) online tool to assess potential project effect on sensitive resources and streamline the environmental review process. A trust resource report (see attached) was generated for Gulf County which provides a list of T&E species known to occur within the county. To determine if T&E species are likely to occur on the site, habitat requirements for each listed T&E species was evaluated and cross referenced with those habitats that occur within the site. If potential suitable habitat was observed, these areas were delineated using aerial photographs, elevation data and soil data. The USFWS Critical Habitat Mapper was used to determine where designated Critical Habitat was located within Gulf County.

Compensatory Mitigation Costs

After avoidance and minimization efforts have been demonstrated, the USACE requires compensatory mitigation for unavoidable impact to wetlands. Compensatory mitigation can be acquired by purchasing mitigation credits through an approved mitigation bank, an In-Lieu Fee (ILF) program or a permittee responsible mitigation project. To determine potential mitigation costs, available mitigation banks and ILF programs were identified using the USACE RIBITS system. The watershed in which Site 12045-017 is located does not contain any approved mitigation banks at this time. An ILF program is currently available for projects within this watershed which is administered through the Northwest Florida Water Management District (NFWMD). Mitigation banks in adjacent watersheds and the NFWMD ILF program were contacted to determine potential mitigation costs.

Water Resource Caution Areas

Water Management Districts in Florida are mandated by the Florida Statutes to ensure adequate supply of water and water resources for all citizens and natural features, provide protection and improvement of natural systems and water quality, and minimize harm to water resources. Water Management Districts have the regulatory authority for well construction,

drilling, and abandonment decisions. For permitting and planning purposes Northwest Florida Water Management District Governing Board has designated areas where water supply and quality are at a disadvantage compared to the current and future demand. In Water Resource Caution Areas special permitting rules apply for withdrawal of water from both ground and surface water resources for consumptive use permitting. These are areas where fresh water resources are currently experiencing significant shortage of supply or will experience reduction in supply in the future due to natural or man-made causes, e.g. salt water intrusion, mineralization, upcoming of lower quality of water, contamination from human activity etc. (Section 40A-2.801 FAC). The Florida Department of Environmental Protection, Office of Water Policy shapefile was used to determine if a WRCA existing near the site.

Results

Wetlands

The NWI and aerial photographs show herbaceous wetlands and forested wetlands throughout the site. The wetlands are likely to be considered jurisdictional by the USACE given the proximity to the Gulf County Canal.

Waters of the US

Topographic maps and LiDAR data do not indicate the presence of any stream types within the site. The northwestern boundary is adjacent to the Gulf County Canal which provides direct access to the Gulf of Mexico. The Gulf County Canal is likely considered a "Navigable Water"; therefore, subject to

T&E

The IPaC Trust Resource Report indicated the following listed T&E species known to occur within Gulf County, Florida:

- Reticulated Flatwoods Salamander (*Ambystoma bishop*)
- Red Knot (*Calidris canutus rufa*)
- Red-cockaded Woodpecker (RCW) (*Picoidies borealis*)
- Wood Stork (*Mycteria americana*)
- Chipola Slabshell (*Elliptio chipolaensis*)
- Fat Threeridge (*Amblema neislerii*)
- Gulf Moccasinshell (*Medionidus penicillatus*)
- Oval Pigtoe (*Pleurobema pyriforme*)
- Purple Bankclimber (*Elliptioideus sloatianus*)
- Shinyrayed Pocketbook (*Lampsilis subangulata*)
- Atlantic Sturgeon (*Asipenser oxyrinchus*)
- Eastern Indigo Snake (*Drymarchon corais couperi*)
- Gopher Tortoise (*Gopherus polyphemus*)
- Green Sea Turtle (*Chelonia mydas*)
- Hawksbill Sea Turtle (*Eretmochlys imbricate*)

- Kemp's Ridley Sea Turtle (*Lepidochelys kempii*)
- Leatherback Sea Turtle (*Dermochelys coriacea*)
- Loggerhead Sea Turtle (*Caretta caretta*)

Final designated Critical Habitat for the Reticulated Flatwoods Salamander, Fat Threeridge, Gulf Moccasinshell, Oval Pigtoe, Purple Bankclimber, Shinyrayed Pocketbook, Hawksbill Sea Turtle, Leatherback Sea Turtle, Loggerhead Sea Turtle and Atlantic Sturgeon exists within Gulf County. No Critical Habitat for these species occurs on the site; therefore, suitable habitat for these species are not anticipated to be present within the site.

The reticulated flatwoods salamander is native to a small portion of the southeastern coastal plain in the western panhandle of Florida and southwestern Georgia. This species occurs in seasonally wet flatwoods and pine savannahs. Final designated Critical Habitat has been identified in Gulf County, Florida, but does not occur within Site 12045-017. According to aerial photographs, the forested wetlands appear to be siculture pine stands and wet flatwoods. Although this species is not likely to occur on-site due to the lack of Critical Habitat, potentially wetland flatwoods may be considered suitable habitat. Further investigation is recommended.

The red knot is a medium sized migratory shorebird. This species is known to migrate from the Arctic to areas in South America in winter months. Red knots utilize shorelines, beaches and mudflats for foraging. The site appears to lack mudflats, beach or shorelines suitable for shorebird; therefore, it is anticipated that no suitable red knot habitat is present within the site.

The RCW requires pines at least 60-years old (preferring 80-100-year old trees which are infected with red heart fungus) (LDWF 2016). RCWs require a minimum stocking level of 3,000 sq. ft. of pine basal area of trees 10 inches and greater diameter at breast height, on at least 75 acres for each RCW family group (LDWF 2016). The site appears to be actively managed for siculture. The forested areas appear to lack a mature pine component within the forest community; therefore, it is anticipated that no suitable RCW habitat is present within the site.

The wood stork is a colonial nesting bird that forages in low water areas such as swamps and marshes. Herbaceous wetlands on the site may be considered potential suitable habitat for the wood stork. Further investigation is recommended.

The eastern indigo snakes' habitat selection varies seasonally. From December to April, eastern indigo snakes prefer sandhill habitats; from May to July the snakes shift from winter dens to summer territories; from August through November they are located more frequently in shady creek bottoms than during other seasons. They are most abundant in the sandhill scrub oak/pine communities in the Florida and Georgia. The forested areas in the southern portion of the site contain a mixture of upland and wetland forest habitat appear to be mixed hardwoods underlain by sandy soils which may be considered suitable habitat. Further investigation is recommended.

The gopher tortoise prefers deep, well-drained sandy soils with sparse tree canopy and abundant low growing vegetation. Forested areas do not appear to have an open canopy and herbaceous areas appear to be recently harvested timber land which suggests the herbaceous community is not thick and dominated by early succession species. The entire site is underlain by poorly drained sandy soils. Forested and herbaceous habitats do not appear to have the required vegetative structure to support the gopher tortoise, nor do the soil types match their preferred habitat type. Due to the apparent lack of vegetative community structure and lack of suitable soil types, it is anticipated that no suitable gopher tortoise habitat is present within the site.

Compensatory Mitigation

Currently, there are no compensatory mitigation banks that can service projects within the Gulf County Hydrological Unit Code (HUC). CK contacted the NFWMD ILF program and was told that the program was for use in Department of Transportation and Development (DOTD) projects only. CK did contact various banks from adjacent HUCs and determined that mitigation costs for forested wetland impacts ranged from \$60,000 to \$100,000 per credit depending on the quality of habitat to be impacted. Emergent and forested wetland mitigation was estimated to be \$45,000 to \$75,000 per credit.

Water Resource Caution Areas

Site 12045-017 is not located within a WRCA.

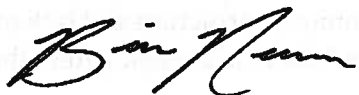
Summary

Based on the results of this assessment, it is the opinion of CK that the site contains 45.1 acres of potential herbaceous wetlands, 124.2 acres of potential forested wetlands and no Waters of the US. Note that the site is adjacent to the Gulf County Canal which is likely considered a Navigable Waterway and subject to USACE jurisdiction. The site may contain suitable habitat for the reticulated flatwood salamander, eastern indigo snake and wood stork; however, CK recommends further field investigation. Mitigation credit availability is sparse for projects within Gulf County. It is anticipated that adjacent HUC banks could service Gulf County projects for a "proximity fee" assessed by the USACE. At the time of this report, CK was unable to contact a USACE representative that could estimate a "proximity fee." CK anticipates mitigation costs for projects in Gulf County may cost \$45,000 to \$100,000 per credit depending on habitat type and quality.

The wetland assessment is to be considered 75% accurate (100% accuracy would result from a wetland delineation and USACE verification) and is intended to be used for preliminary planning purposes only. This report does not constitute a jurisdictional determination, as a wetland delineation would be required to request a jurisdictional determination from the Jacksonville District of the USACE.

If you or any member of your staff have any questions or require additional information, please contact me at (225) 755-1000 or via e-mail at brian.newman@c-ka.com. CK appreciates the opportunity to be of service.

Sincerely,
CK Associates






Brian Newman
Ecological Scientist

FIGURE 1 – POTENTIAL WETLANDS MAP
IPaC Trust Resources Report



Legend

-  Site 12045-017 (297 acres)
-  Herbaceous Wetlands (45.1 acres)
-  Forested Wetlands (124.2 acres)



Leotta Location and Design, LLC
Lafayette, Louisiana

Site 12045-017

Potential Wetlands Map

Gulf County, Florida



Drawn:	BLN/AM10.4
Checked:	BLN
Approved:	CV
Date:	01/20/2017
Dwg. No.:	A13463-07

FIGURE 1

IPaC resource list

Location

Gulf County, Florida



Local office

Panama City Ecological Services Field Office

☎ (850) 769-0552

📠 (850) 763-2177

1601 Balboa Avenue
Panama City, FL 32405-3792

<http://www.fws.gov/panamacity/specieslist.html>

<http://www.fws.gov/panamacity/pcdata.html>

Endangered species

This resource list is for informational purposes only and should not be used for planning or analyzing project level impacts.

[Section 7](#) of the Endangered Species Act requires Federal agencies to “request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action” for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Review section in IPaC or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by creating a project and making a request from the Regulatory Review section.

Listed species¹ are managed by the [Endangered Species Program](#) of the U.S. Fish and Wildlife Service.

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.

The following species are potentially affected by activities in this location:

Amphibians

NAME

STATUS

Reticulated Flatwoods Salamander *Ambystoma bishopi* **Endangered**
 There is a final **critical habitat** designated for this species. Your location is outside the designated critical habitat.
<http://ecos.fws.gov/ecp/species/8939>

Birds

NAME	STATUS
Red Knot <i>Calidris canutus rufa</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/1864	Threatened
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/7614	Endangered
Wood Stork <i>Mycteria americana</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/8477	Threatened

Clams

NAME	STATUS
Chipola Slabshell <i>Elliptio chipolaensis</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/1775	Threatened
Fat Threeridge (mussel) <i>Amblema neisleri</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/2574	Endangered
Gulf Moccasinshell <i>Medionidus penicillatus</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/7663	Endangered
Oval Pigtoe <i>Pleurobema pyriforme</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/4132	Endangered
Purple Bankclimber (mussel) <i>Elliptioideus sloatianus</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/7660	Threatened
Shinyrayed Pocketbook <i>Lampsilis subangulata</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/6517	Endangered

Fishes

NAME	STATUS
Atlantic Sturgeon (gulf Subspecies) <i>Acipenser oxyrinchus (=oxyrhynchus) desotoi</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/651	Threatened

Flowering Plants

NAME	STATUS
------	--------

Chapman Rhododendron <i>Rhododendron chapmanii</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/3168	Endangered
Florida Skullcap <i>Scutellaria floridana</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/2240	Threatened
Godfrey's Butterwort <i>Pinguicula ionantha</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/6805	Threatened
Harper's Beauty <i>Harperocallis flava</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/3735	Endangered
Telephus Spurge <i>Euphorbia telephioides</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/5499	Threatened
White Birds-in-a-nest <i>Macbridea alba</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/6291	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/6994	Candidate
Green Sea Turtle <i>Chelonia mydas</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/3656	Endangered
Kemp's Ridley Sea Turtle <i>Lepidochelys kempii</i> No critical habitat has been designated for this species. http://ecos.fws.gov/ecp/species/5523	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> There is a final critical habitat designated for this species. Your location is outside the designated critical habitat. http://ecos.fws.gov/ecp/species/1110	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any activity that results in the take (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service³. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data <http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The migratory birds species listed below are species of particular conservation concern (e.g. [Birds of Conservation Concern](#)) that may be potentially affected by activities in this location, not a list of every bird species you may find in this location. Although it is important to try to avoid and minimize impacts to all birds, special attention should be made to avoid and minimize impacts to birds of priority concern. To view available data on other bird species that may occur in your project area, please visit the [AKN Histogram Tools](#) and [Other Bird Data Resources](#).

NAME	SEASON(S)
American Bittern <i>Botaurus lentiginosus</i> http://ecos.fws.gov/ecp/species/6582	Wintering
American Kestrel <i>Falco sparverius paulus</i>	Year-round
American Oystercatcher <i>Haematopus palliatus</i> http://ecos.fws.gov/ecp/species/8935	Year-round
Bachman's Sparrow <i>Aimophila aestivalis</i> http://ecos.fws.gov/ecp/species/6177	Year-round
Bald Eagle <i>Haliaeetus leucocephalus</i> http://ecos.fws.gov/ecp/species/1626	Year-round
Black Rail <i>Laterallus jamaicensis</i> http://ecos.fws.gov/ecp/species/7717	Breeding
Black Skimmer <i>Rynchops niger</i> http://ecos.fws.gov/ecp/species/5234	Year-round
Brown-headed Nuthatch <i>Sitta pusilla</i>	Year-round
Chuck-will's-widow <i>Caprimulgus carolinensis</i>	Breeding
Common Ground-dove <i>Columbina passerina exigua</i>	Year-round
Gull-billed Tern <i>Gelochelidon nilotica</i> http://ecos.fws.gov/ecp/species/9501	Breeding
Henslow's Sparrow <i>Ammodramus henslowii</i> http://ecos.fws.gov/ecp/species/3941	Wintering

Le Conte's Sparrow	<i>Ammodramus leconteii</i>	Wintering
Least Bittern	<i>Ixobrychus exilis</i> http://ecos.fws.gov/ecp/species/6175	Breeding
Least Tern	<i>Sterna antillarum</i>	Breeding
Lesser Yellowlegs	<i>Tringa flavipes</i> http://ecos.fws.gov/ecp/species/9679	Wintering
Loggerhead Shrike	<i>Lanius ludovicianus</i> http://ecos.fws.gov/ecp/species/8833	Year-round
Marbled Godwit	<i>Limosa fedoa</i> http://ecos.fws.gov/ecp/species/9481	Wintering
Mississippi Kite	<i>Ictinia mississippiensis</i>	Breeding
Nelson's Sparrow	<i>Ammodramus nelsoni</i>	Wintering
Painted Bunting	<i>Passerina ciris</i>	Breeding
Peregrine Falcon	<i>Falco peregrinus</i> http://ecos.fws.gov/ecp/species/8831	Wintering
Prairie Warbler	<i>Dendroica discolor</i>	Breeding
Red Knot	<i>Calidris canutus rufa</i> http://ecos.fws.gov/ecp/species/1864	Wintering
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	Year-round
Rusty Blackbird	<i>Euphagus carolinus</i>	Wintering
Seaside Sparrow	<i>Ammodramus maritimus</i>	Year-round
Sedge Wren	<i>Cistothorus platensis</i>	Wintering
Short-billed Dowitcher	<i>Limnodromus griseus</i> http://ecos.fws.gov/ecp/species/9480	Wintering
Short-eared Owl	<i>Asio flammeus</i> http://ecos.fws.gov/ecp/species/9295	Wintering
Snowy Plover	<i>Charadrius alexandrinus</i>	Breeding
Sprague's Pipit	<i>Anthus spragueii</i> http://ecos.fws.gov/ecp/species/8964	Wintering
Swainson's Warbler	<i>Limnolophus swainsonii</i>	Breeding
Swallow-tailed Kite	<i>Elanoides forficatus</i> http://ecos.fws.gov/ecp/species/8938	Breeding
Whimbrel	<i>Numenius phaeopus</i> http://ecos.fws.gov/ecp/species/9483	Wintering
Wilson's Plover	<i>Charadrius wilsonia</i>	Breeding

Wood Thrush	<i>Hylocichla mustelina</i>	Breeding
Worm Eating Warbler	<i>Helmitheros vermivorum</i>	Migrating
Yellow Rail	<i>Coturnicops noveboracensis</i> http://ecos.fws.gov/ecp/species/9476	Wintering

What does IPaC use to generate the list of migratory bird species potentially occurring in my specified location?

Landbirds:

Migratory birds that are displayed on the IPaC species list are based on ranges in the latest edition of the National Geographic Guide, Birds of North America (6th Edition, 2011 by Jon L. Dunn, and Jonathan Alderfer). Although these ranges are coarse in nature, a number of U.S. Fish and Wildlife Service migratory bird biologists agree that these maps are some of the best range maps to date. These ranges were clipped to a specific Bird Conservation Region (BCR) or USFWS Region/Regions, if it was indicated in the 2008 list of Birds of Conservation Concern (BCC) that a species was a BCC species only in a particular Region/Regions. Additional modifications have been made to some ranges based on more local or refined range information and/or information provided by U.S. Fish and Wildlife Service biologists with species expertise. All migratory birds that show in areas on land in IPaC are those that appear in the 2008 Birds of Conservation Concern report.

Atlantic Seabirds:

Ranges in IPaC for birds off the Atlantic coast are derived from species distribution models developed by the National Oceanic and Atmospheric Association (NOAA) National Centers for Coastal Ocean Science (NCCOS) using the best available seabird survey data for the offshore Atlantic Coastal region to date. NOAA/NCCOS assisted USFWS in developing seasonal species ranges from their models for specific use in IPaC. Some of these birds are not BCC species but were of interest for inclusion because they may occur in high abundance off the coast at different times throughout the year, which potentially makes them more susceptible to certain types of development and activities taking place in that area. For more refined details about the abundance and richness of bird species within your project area off the Atlantic Coast, see the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other types of taxa that may be helpful in your project review.

About the NOAA/NCCOS models: the models were developed as part of the NOAA/NCCOS project: [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#). The models resulting from this project are being used in a number of decision-support/mapping products in order to help guide decision-making on activities off the Atlantic Coast with the goal of reducing impacts to migratory birds. One such product is the [Northeast Ocean Data Portal](#), which can be used to explore details about the relative occurrence and abundance of bird species in a particular area off the Atlantic Coast.

All migratory bird range maps within IPaC are continuously being updated as new and better information becomes available.

Can I get additional information about the levels of occurrence in my project area of specific birds or groups of birds listed in IPaC?

Landbirds:

The [Avian Knowledge Network \(AKN\)](#) provides a tool currently called the "Histogram Tool", which draws from the data within the AKN (latest survey, point count, citizen science datasets) to create a view of relative abundance of species within a particular location over the course of the year. The results of the tool depict the frequency of detection of a species in survey events, averaged between multiple datasets within AKN in a particular week of the year. You may access the histogram tools through the [Migratory Bird Programs AKN Histogram Tools](#) webpage.

The tool is currently available for 4 regions (California, Northeast U.S., Southeast U.S. and Midwest), which encompasses the following 32 states: Alabama, Arkansas, California, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, and Wisconsin.

In the near future, there are plans to expand this tool nationwide within the AKN, and allow the graphs produced to appear with the list of trust resources generated by IPaC, providing you with an additional level of detail about the level of occurrence of the species of particular concern potentially occurring in your project area throughout the course of the year.

Atlantic Seabirds:

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA/NCCOS [Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project](#) webpage.

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Gulf County Site Selection Desktop Engineering Assessment - Site 12045-017

I. Existing Site Conditions

A. Land Use

- Land use is governed at the county level. Gulf County has developed a Comprehensive Plan defining existing land uses.
- The existing land use is mixed use agricultural. According to the Gulf County Comprehensive Plan, mixed use agricultural allows industrial and commercial projects, with the condition that the project has the endorsement of the local or regional economic development organization.
- In order to position the site for an economic development user, the entire 297 acres of the site may seek a land use change to Commercial or Industrial Land Use through the amendment process as defined by Gulf County in the Comprehensive Plan.

B. Transportation

- The site is located approximately three miles northeast of the City of Port St. Joe, Florida and is accessible from County Road (CR) 382 (Industrial Road).
- The site is located 3.5 road miles from U.S. Highway 98, a two-lane highway. In order to access U.S Highway 98, vehicles must travel south 3.5 miles on two-lane County Road 382 to the U.S. 98 intersection.
- According to the Florida Department of Transportation, the maximum gross weight for commercial trucks is 80,000 pounds. Reconnaissance of the route from the site to U.S. Highway 98 did not indicate any segments of roadway with weight limits less than the maximum gross weight of 80,000 pounds, thus making the site conducive for industrial traffic with little to no required local road pavement section upgrades. Road widening or intersection improvements may be required based on specific traffic generation and access criteria.
- The site is located adjacent to Gulf County Canal. Gulf County Canal connects the Port of St. Joe Bay to the Gulf Intracoastal Waterway and can accommodate a shallow draft of 12 feet when the water level is at its mean low. This canal is eight miles long and is mainly used for commercial purposes. The canal has access to an Apalachicola Northern railway approximately 2.5 miles to the south.

C. Utilities

- Potable Water
 - The site is located in the City of Port St. Joe Water and Wastewater service area. According to preliminary desktop research, the nearest confirmed water line to the site is located approximately 9,500 feet from the site south along County Road 382. Confirmation from the local utility authority is pending.
 - In order to provide potable water to the site, an approximately 9,500' water line extension will need to be constructed along CR-382.
 - Further due diligence will need to be completed to determine if the existing water system can provide capacity to an industrial prospect.
- Wastewater
 - According to preliminary desktop analysis, an existing force main is located adjacent to the site along CR-382.
 - Two options exist to treat wastewater for this site.
 - Option 1: A project specific wastewater treatment facility would need to be constructed on site and discharge to the nearest blue line stream (Gulf County Canal)
 - Option 2: A pump station would need to be constructed to tie-in to the existing force main on CR-382.
 - Pending a further detailed analysis, treated wastewater may be discharged to the Gulf County Canal, which is adjacent to the site. Gulf County Canal is a blue line stream and is subject to discharge restrictions in accordance with Florida Department of Environmental Protection regulations.
- Electric
 - According to correspondence with local utility officials, a single phase electric line terminates approximately 600 feet north of the site along County Road 382.
 - An electrical transmission lines is located approximately 1.9 miles southwest of the site.
 - An industrial prospect with high power load demands would likely require 3-phase power. In order to obtain 3-phase power, a new 3-phase power line would need to be constructed from a point near the transmission line 1.9 miles southwest of the site or from a point near the Elgin Bayless Bridge 2.7 miles northeast of the site.

- **Natural Gas**
 - According to correspondence with local utility officials, no natural gas exists at or near the site.
 - A natural gas distribution line exists approximately 3.1 miles southwest of the site. In order to provide natural gas to the site, a gas line would need to be constructed along County Road 382 from a point near the Port. St. Joe wastewater treatment plant 3.1 miles southwest of the site.
- **Telecom**
 - According to correspondence with local utility officials, a fiber optic telecom line operated by Mediacom runs along Florida Highway 71 approximately 0.70 miles northeast of the site.
 - In order to provide telecom to the site, additional infrastructure will need to be constructed from a point near the intersection of FL Highway 71 and County Road 382 0.70 miles northeast to the site.

D. Flood Zone and Topography

- According to the effective FEMA Firm Panel 12045C0335F, effective on 09/28/2007, approximately 260.55 acres (88%) of the site is in Flood Zone A and 36.79 acres (22%) of the site is in Flood Zone X. According to the preliminary FEMA FIRM data, dated 05/02/2016, approximately 46.53 acres (16%) of the site is in Flood Zone A and 250.81 acres (84%) of the site is in Flood Zone X. Flood Zone A includes areas subject to inundation by the 1-percent-annual-chance flood event with no base flood elevations determined. Flood Zone X includes the areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood.
- A base flood elevation determination was requested for the site and the BFE was determined to be 16 feet.
- The Gulf County Flood Damage Prevention Ordinance states that the lowest floor of structures located within Flood Zone A shall be elevated at or above the design base flood elevation. According to elevation data downloaded from the Florida Geographic Data Library, approximately 49 acres (16%) of the site is below the base flood elevation.
- The elevations on site range from 14 feet in the southwest portion of the site to 20 feet in the northern portion of the site with an average elevation of 18 feet ±. The average slope of the site is approximately 1.5%.
- Although the majority of the site is at minimal flood risk, adequate hydraulic analysis should be conducted to reduce flood damage and ensure proper drainage on-site.
- The northern portion of the site is near the canal is high and relatively flat and would serve as an ideal location for a potential industrial prospect.

E. Soils and NWI Wetlands

- According to the National Resources Conservation Service soil map, 100% of the soils on the site are classified as poorly drained or very poorly drained. In addition, 100% of the soils on site contain hydric soils components with approximately 44% considered highly hydric. The soils classification is a factor when evaluating a site's potential to contain wetlands and is also used for drainage analysis. The soils would suggest a higher than average probability of wetlands on the property.
- According to the National Wetlands Inventory (NWI), approximately 151 acres of the site is classified as potential wetlands. The NWI data is preliminary and may not be indicative of actual site conditions. A professional wetlands consultant should be contacted to make a determination if jurisdictional wetlands exist on site.

II. Development Considerations

A. Transportation

- **Off-site Improvements:** Access to the site may include the construction of turning lanes on County Road 382.
- **On-site Improvements:** Construction of a minimum two-lane access drive will be required to access the central portions of the site.

B. Utilities

- **Potable Water**
 - **Off-site Improvements:** Extend water line 9,500 feet to site.
 - **On-site Improvements:** Extend water line from road to site pad location.
- **Wastewater**
 - **Off-site Improvements:** None applicable
 - **On-site Improvements:**
 - **Option 1:** A project specific wastewater treatment facility would need to be constructed on site and discharge to the nearest blue line stream (Gulf County Canal)
 - **Option 2:** A pump station would need to be constructed to tie-in to the existing force main on CR-382.
- **Electric**
 - **Off-site Improvements:** Extend 3-phase line 1.9 miles to the site boundary.
 - **On-site Improvements:** Tie-in to existing electric lines and run service to site pad location.

- **Natural Gas**
 - Off-site Improvements: Natural gas is not available. Substantial extension required.
 - On-site Improvements: Natural gas is not available. Substantial extension required.
- **Telecom**
 - Off-site Improvements: Extend telecom line from a point near the intersection of FL Highway 71 and County Road 382 0.70 miles northeast to the site.
 - On-site Improvements: Extend telecom line from road to site pad location.

C. Topography and Grading

- **On-site Improvements:** A 25-acre site pad can be located on site and meet flood plain construction standards without any additional cut or fill. Assuming one foot of cut/fill across a 25-acre site pad will yield approximately 41,000 cubic yards. In order to raise the entire site to the base flood elevation, approximately 105,000 cubic yards of fill would be required. This volume is the estimated maximum amount of fill that would be required to develop the entire property. These determinations and calculations are estimates based on LiDAR contours and must be reevaluated with a detailed site survey and analysis.

III. Conclusion

The site has a favorable location with access to a two-lane highway in close proximity to a U.S. Highway, as well as frontage to Gulf County Canal. However, in order to proceed with development of this site, several items must be addressed. The utility infrastructure for electricity, natural gas, telecom, and water are currently not present at the site. Off-site road improvements are recommended on County Road 382, specifically, a turn lane to eliminate stopped vehicles from impeding through traffic. Preliminary soils and wetlands analysis suggests that the site contains wetlands, which would require mitigation prior to development. It is recommended that a professional wetlands consultant be contacted to make an official determination of the wetland impacts on site. In conclusion, the site lacks immediate development potential until the items outlined above are addressed. A preliminary rough order of magnitude cost to prepare the site for development is presented below.

Gulf County Site ID: 12045-017
Preliminary Rough Order of Magnitude (ROM) Cost Estimate

Item No.	Description	Unit	Est. Quantity	Unit Price	Extension
Transportation					
1	On-site Road Improvements ₄	L.F.	7,500	\$ 250.00 to \$ 700.00	\$1,875,000.00 to \$ 5,250,000.00
2	Off-site Road Improvements ₅	Lump	1	\$ 100,000.00 to \$ 600,000.00	\$ 100,000.00 to \$ 600,000.00
Subtotal:					\$1,975,000.00 to \$ 5,850,000.00
Utilities					
1	Water				
a	Off-site Improvements	L.F.	9,500	\$ 25.00 to \$ 100.00	\$ 237,500.00 to \$ 950,000.00
b	On-site Improvements ₄	L.F.	7,500	\$ 25.00 to \$ 100.00	\$ 187,500.00 to \$ 750,000.00
2	Sewer				
a	Off-site Improvements	Lump	0	\$ 200,000.00 to \$1,000,000.00	\$ - to \$ -
b	On-site Improvements ₆	Lump	1	\$ 150,000.00 to \$2,000,000.00	\$ 150,000.00 to \$ 2,000,000.00
3	Natural Gas				
a	Off-site Improvements	L.F.	16,370	\$ 25.00 to \$ 100.00	\$ 409,250.00 to \$ 1,637,000.00
b	On-site Improvements	L.F.	7,500	\$ 25.00 to \$ 100.00	\$ 187,500.00 to \$ 750,000.00
Subtotal:					\$1,171,750.00 to \$ 6,087,000.00
Site Grading					
1	Earthwork ₇	CY	41,000	\$ 10.00 to \$ 25.00	\$ 410,000.00 to \$ 1,025,000.00
Subtotal:					\$410,000.00 to \$ 1,025,000.00
Rail					
1	Off-site Rail Improvements	L.F.	N/A	\$ 300.00 to \$ 400.00	\$ - to \$ -
Subtotal:					\$ - to \$ -
Total:					\$3,556,750.00 to \$12,962,000.00
20% Contingency₁:					x 1.20
Rough Order of Magnitude (ROM):					\$4,270,000.00 to \$15,555,000.00

Footnotes:

- 1.) Does not include costs for engineering, permitting, or general project management.
- 2.) This cost estimate was prepared with the best information available at the time of analysis.
- 3.) Actual costs can vary based on availability of material, site conditions, and labor.
- 4.) Assumes item is constructed to the center of the site.
- 5.) Off-site road improvements assume the construction of a deceleration lane and a left-turn lane.
On-Site sewer improvements include range of prices for installing P.S. to installation of a WWTF. A more detailed required user
- 6.) capacity will need to be provided to estimate a more precise cost.
- 7.) Quantity assumes and average of 1.0 foot of cut/fill across a 25-AC site pad.
- 8.) Electrical and Telecom services upgrade costs are not shown as they may be covered by the respective utility company.

Map One - General Site Overview

Site Exhibit for
12045-016 Site
Gulf County, FL

Enterprise Florida

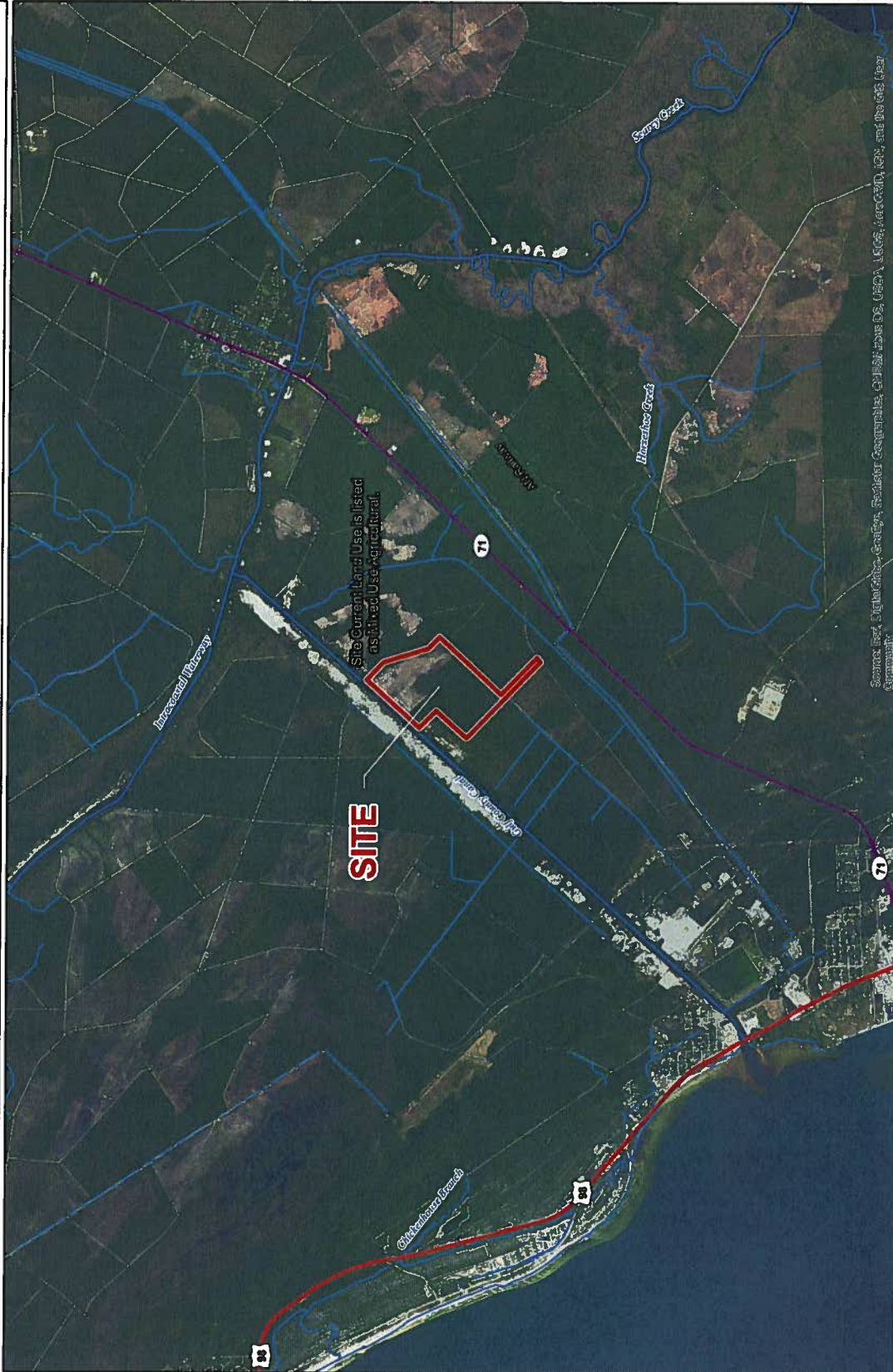


Gulf County

LEGEND

- Site Boundary (287.34 Ac. +/-)
- Existing Roadway
- Other Major Road
- Local Connecting Road
- Stream
- Freight Network <1M

Date: 1/26/2017
Project Number: 215134
Drawn By: MMB
Checked By: JAV



General Notes:
 1. No information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 3. Transportation data from ESRI Online, BaseMaps and Florida DOT
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.

Source: ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map Two - Utilities Exhibit

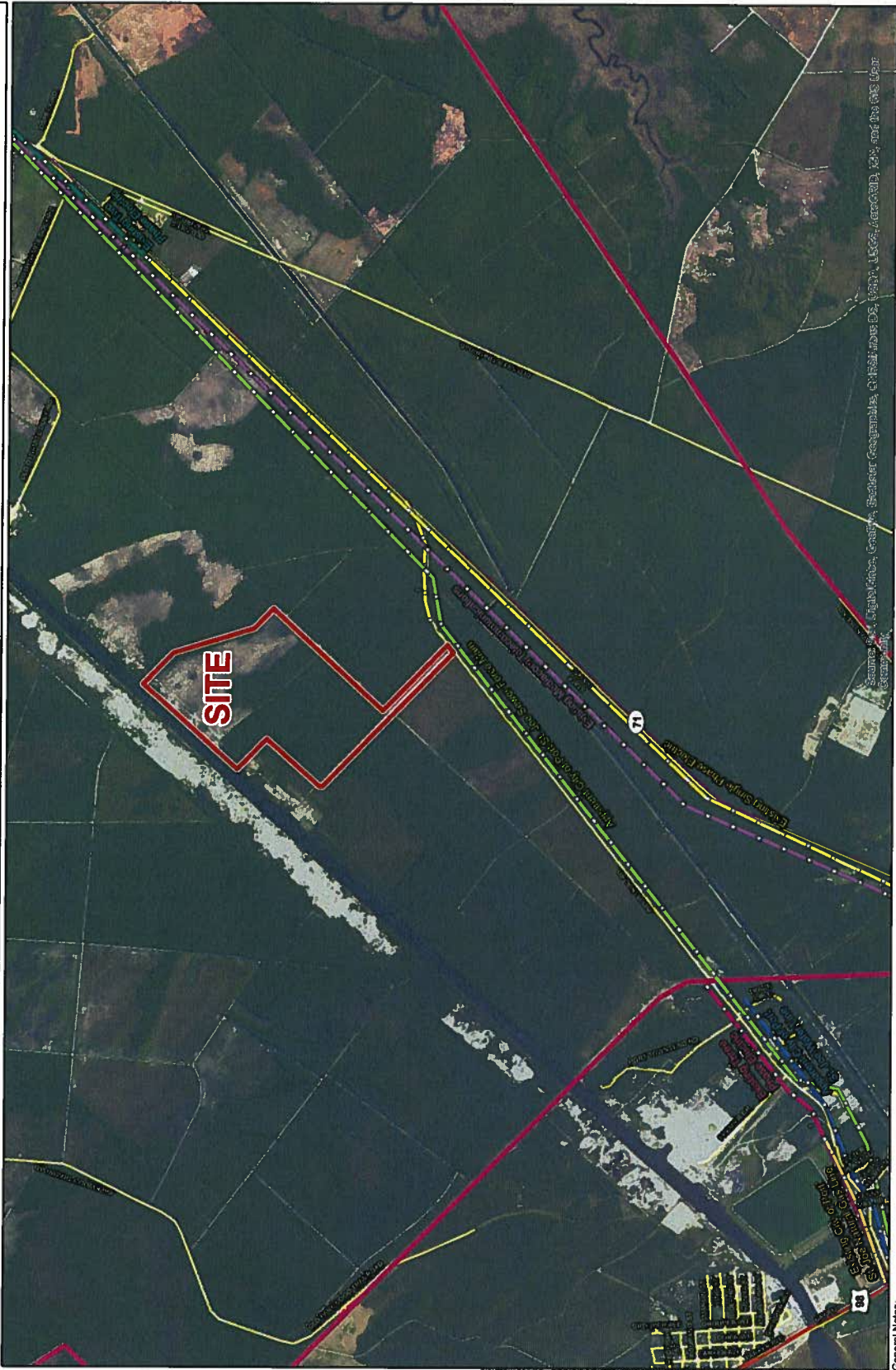
Site Exhibit for
12045-016 Site
Gulf County, FL

Enterprise Florida



- LEGEND**
- Site Boundary (207.34 Ac. +/-)
 - Existing Water
 - Adjacent City of Port St. Joe Water Line
 - Existing Sanitary Sewer
 - Adjacent City of Port St. Joe Sewer Force Main
 - Existing Natural Gas
 - Existing City of Port St. Joe Natural Gas Line
 - Existing Electric
 - Existing Duke Energy Single Phase Electric
 - Existing Duke Energy Three Phase Electric
 - Existing Duke Energy Two Phase Electric
 - Existing Electric Transmission
 - Existing Telecommunications
 - Existing Medicom Telecommunications
 - Existing Roadway
 - Other Major Road
 - Local Connecting Road
 - Local Road

Date:	1/26/2017
Project Number:	212164
Drawn By:	AMB
Checked By:	JAV



Scale 1:25,000
0 1,500 3,000 Feet

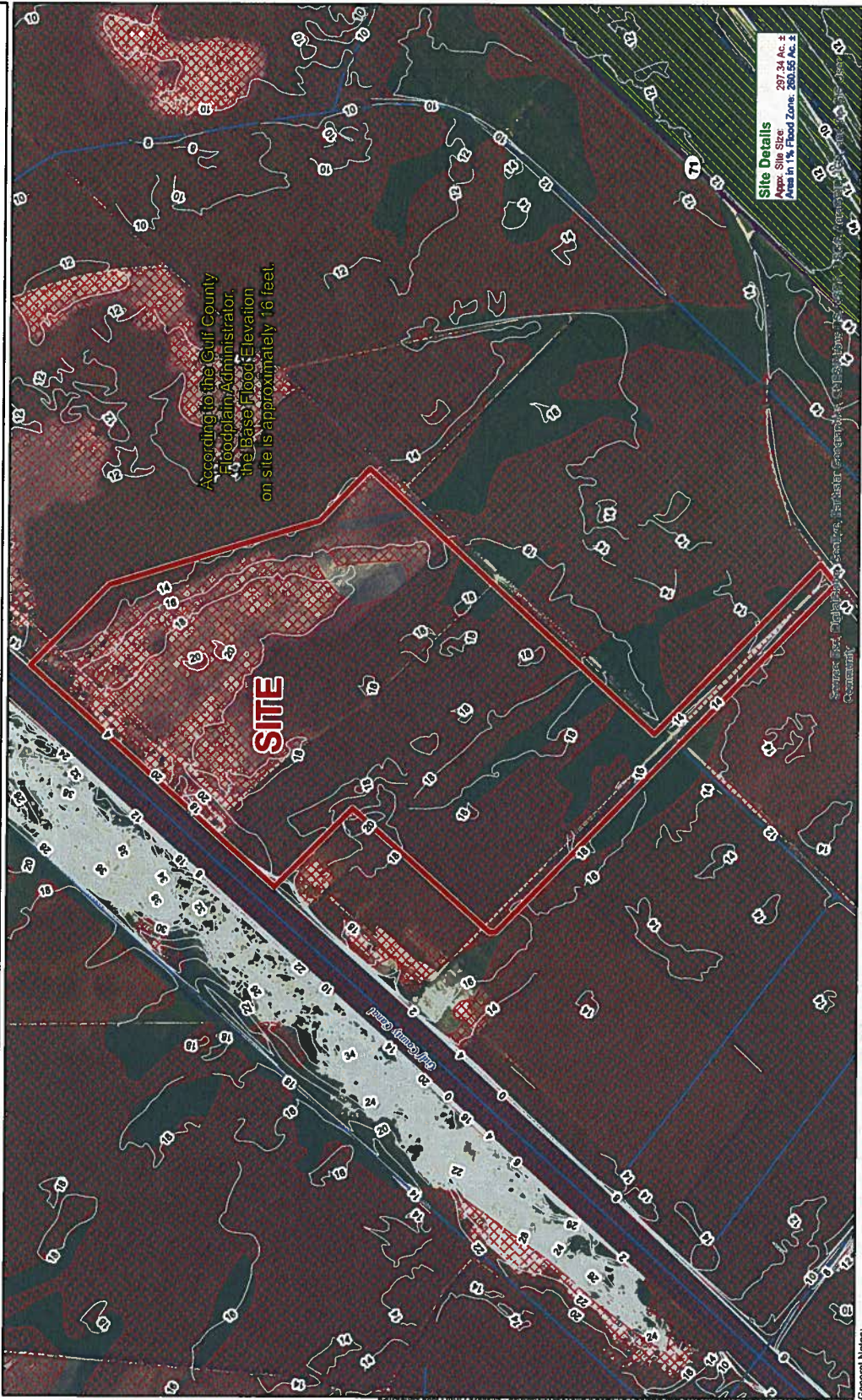
- General Notes:**
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 2. Transportation data from ESRI's Online basemaps.
 3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 4. Utility information from visual inspection and/or the individual utility operators. Exact field location has not been determined by survey. The lines shown are an approximate representation only and may have been offset for depiction purposes.

Map Three - Effective FIRM Flood Zone and Contours

Site Exhibit for
12045-016 Site
Gulf County, FL



- LEGEND**
- Site Boundary (297.34 Ac. +/-)
 - ▨ Effective FIRM Flood Zone
 - ▩ A (100-year with no Base Flood Elevation)
 - ▨ AE (100-year with Base Flood Elevations Determined)
 - X
 - Ground Elevation Contours
 - Existing Roadway
 - Local Connecting Road
 - Stream



Site Details
 Appx. Site Size: 297.34 Ac. +/-
 Area in 1% Flood Zone: 260.55 Ac. +/-

FEMA FIRM panel no 12045C033SF effective 08/28/2007



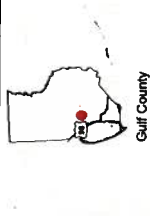
Date: 1/22/2017
 Project Number: 210104
 Drawn By: AMB
 Checked By: JAY



- General Notes:**
1. The information presented herein is for planning purposes only. Further detailed due diligence MUST be completed prior to making decisions regarding the site.
 2. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
 3. Transportation data from ESRI Online Basemaps.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Effective flood data from FEMA Map Service Center dated July 06, 2015. This map is not an official FEMA Flood Insurance Rate Map (FIRM) and is not intended for insurance purposes and is for information only. Please contact your local floodplain administrator for more information or to view an official copy of the Flood Insurance Rate Map (FIRM).
 6. According to the Gulf County Floodplain Administrator, the Base Flood on Site is approximately 16 feet.

Site Exhibit for
12045-016 Site
Gulf County, FL

Enterprise Florida



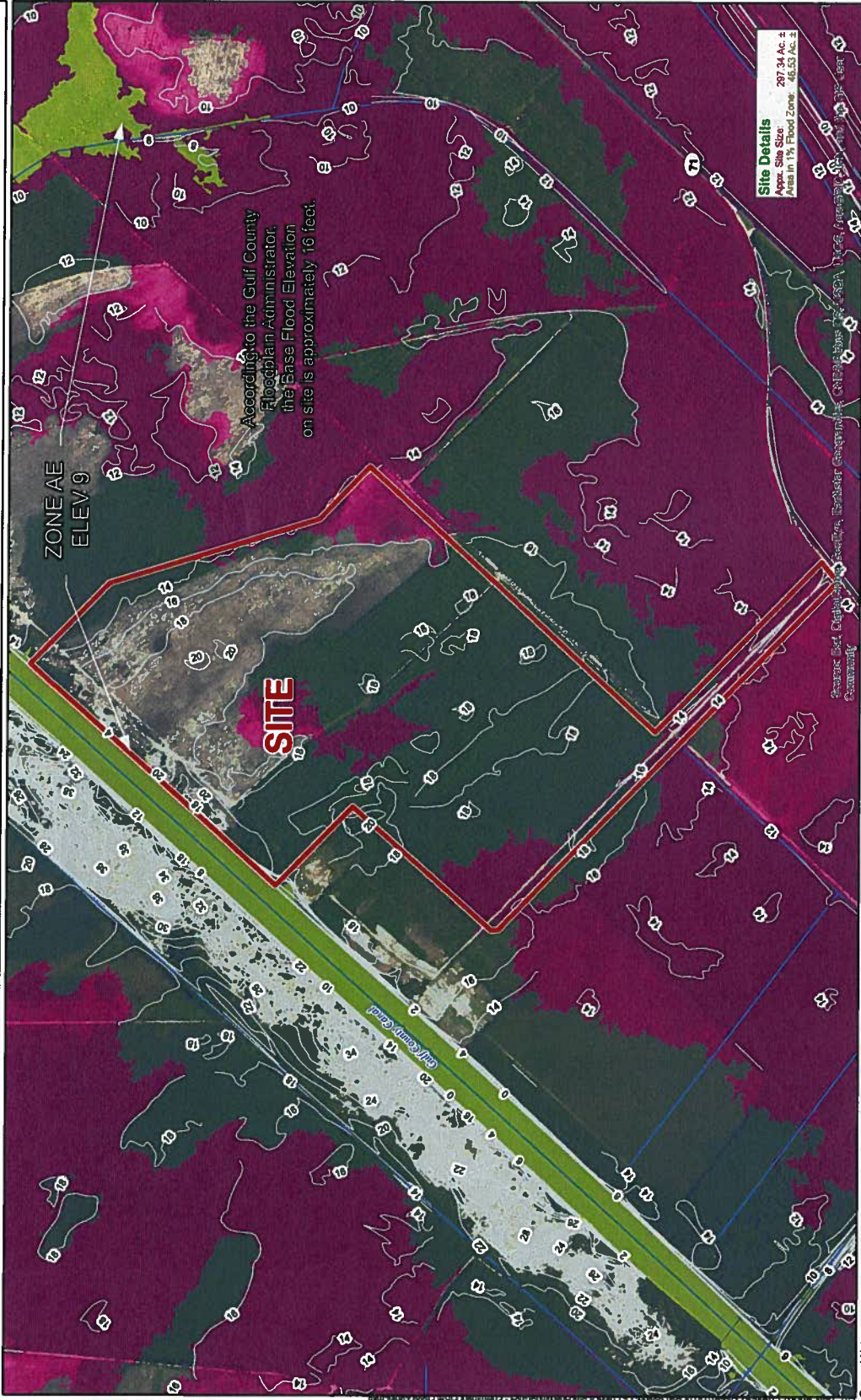
Gulf County
LEGEND
 Site Boundary (297.34 Ac. +/-)
 Preliminary FIRM Flood Zone

A
 AE
 X
 Ground Elevation Contours
 Existing Roadway
 Local Connecting Road
 Stream

Date: 1/26/2017
 Project Number: 216104
 Drawn By: AMB
 Created By: JUV



Map Four - Preliminary FIRM Flood Zones



FEMA DFIRM panel no 12045C dated 05/02/2016

General Notes:
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 3. Transportation data from ESRI Online Basemaps.
 4. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 5. Preliminary FIRM Flood data provided by FEMA Flood Map Service Center (msc.fema.gov), DFIRM panel no 12045C dated 05/02/2016. This may go into effect in the near future.

Map Five - NWI Wetlands and Soil Data

Site Exhibit for
12045-016 Site
Gulf County, FL

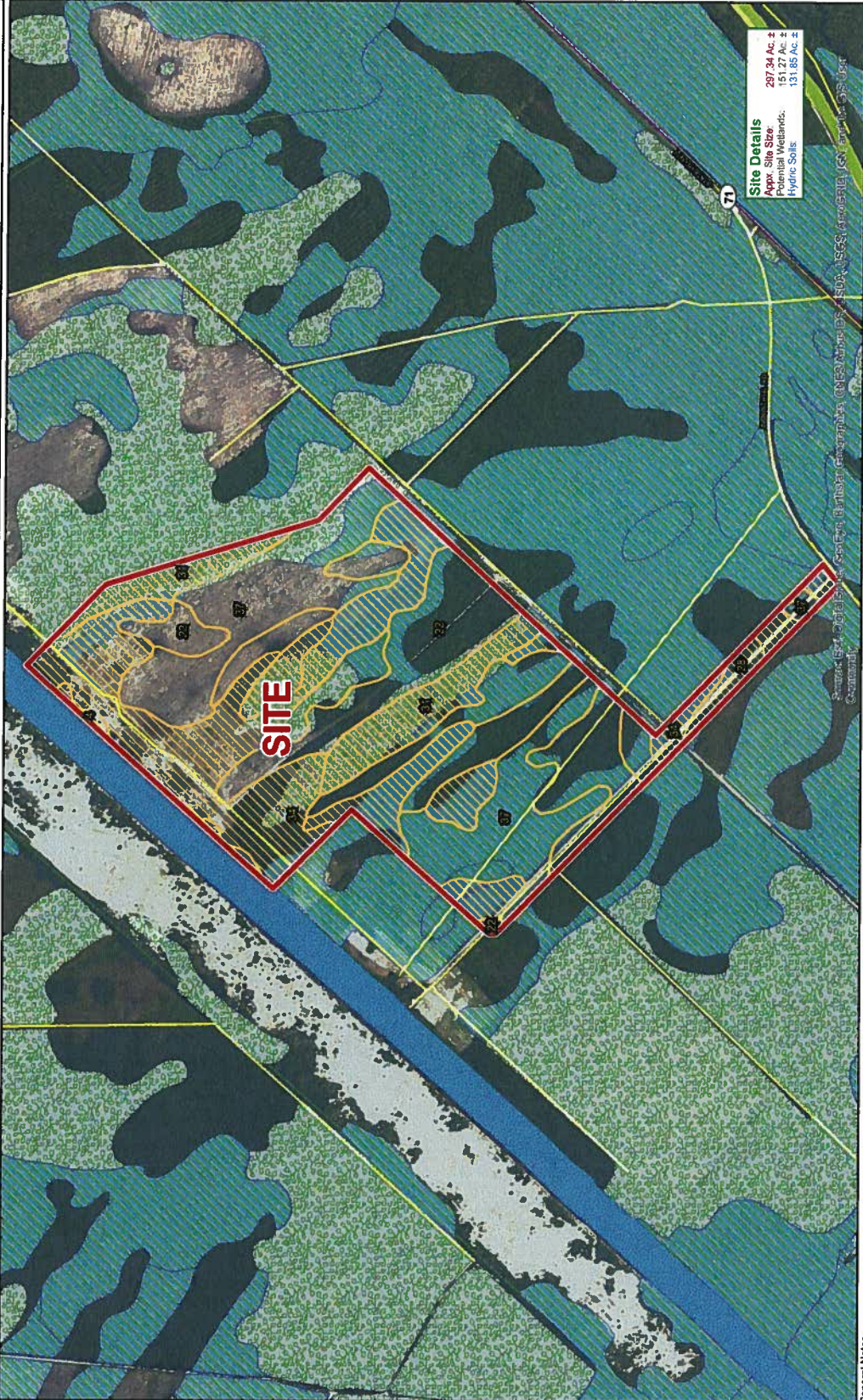
Enterprise Florida



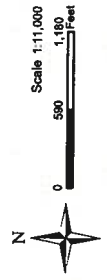
Gulf County

Legend

- Site Boundary (297.34 Ac. +/-)
- Soil Type**
- 22 - Leon fine sand, 0 to 2 percent slopes (10% hydric)
- 28 - Plummer fine sand (85% hydric)
- 31 - Pickney-Panlico complex, Depressional (83% hydric)
- 34 - Pickney and Rutledge soils, Depressional (85% hydric)
- 37 - Soranton fine sand, 0 to 2 percent slopes (13% hydric)
- 4 - Aquents, gently undulating (100% hydric)
- Wetland Type**
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Existing Roadway
- Local Connecting Road
- Local Road



Date: 1/26/2017
Project Number: 215104
Drawn By: AMB
Checked By: JAY



- General Notes:**
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 - Transportation data from ESRI Online Basemaps.
 - 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
 - National Wetlands Inventory (NWI) data current as of May 2016 as downloaded from http://www.fws.gov/wetlands/Downloads/State/FL_wetlands.zip. A professional wetlands consultant should be contacted to determine if jurisdictional wetlands exist on site.
 - Soils data from USDA NRCS website: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

